# 209259-2026 - Mededinging

**Noorwegen – Installatiewerkzaamheden in de bouw – Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.**
**OJ S 60/2026 26/03/2026**
**Aankondiging van een opdracht of concessie – standaardregeling - Bericht van wijziging van een aankondiging**
**Werken**

## 1. Koper

### 1.1. Koper

Officiële naam: Kode Kunstmuseer og Komponisthjem
E-mail: vera.iversen@kodebergen.no
Rechtsvorm van de koper: Publiekrechtelijke instelling
Activiteit van de aanbestedende dienst: Recreatie, cultuur en godsdienst

## 2. Procedure

### 2.1. Procedure

Titel: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.
Beschrijving: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7.The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.
Identificatiecode van de procedure: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6
Interne identificatiecode: 2023/209
Type procedure: Onderhandelingsprocedure met voorafgaande oproep tot mededinging / mededingingsprocedure met onderhandeling
De procedure wordt versneld: neen
Belangrijkste kenmerken van de procedure: The Ole Bull villa at Lysøen is one of Norway's most important cultural historical buildings and a world renowned composer's home. The villa built in 1872-1873 (later built) is characterised by a distinctive construction technique that combines Swiss style with inspiration from Moorish architecture. The villa requires extensive renovation and restoration to ensure that the buildings are maintained for future generations, being made more accessible and form historical frameworks for communication of knowledge and cultural experiences. Kode has engaged external project manager (PL) and engineering design group (PG) for work, who is working on auditing the previously prepared preliminary project, with the aim of defining what measures can be implemented within the project´s financial limits. Code shall through this procurement engage the main contractor (HE) for the execution of the construction work. The works are further described in Annex 9 - Administrative Regulations - NS 8405. HE will report to BL, but also work closely with PG c /pgl. Due to the nature of the project, many assessments and decisions will be made during the work. We would like HE to present proposals for solutions, in dialogue with Kode, BL and PG. Most of the work will be carried out at the villa, but the cafe extension will also be subject

to renovations and improvements. A roof over roof is planned for the villa, which is contracted as a separate turnkey contract. The work that shall be carried out is primarily of a constructional character, particularly restoration and commissioning of facades, windows, altars and roof, as well as measures in the ground. Internal construction work will also be carried out. Technical installations, particularly electrical installations, will be subject to a comprehensive renewal, whilst HVAC work is expected to be less extensive. Work will be carried out in the surrounding terrain, particularly with the establishment of a new ramp in terrain and adjustments to terrain for improved accessibility. A barracks barracks has been established on the square, which can be used for storing building parts and as a carpentry workshop. There are eating and changing possibilities in the café building located on the property. A more detailed description of the delivery is in Annex 10 - Description of the work.

**2.1.1. Doel**

Aard van het contract: Werken
Belangrijkste classificatie (cpv): 45300000 Installatiewerkzaamheden in de bouw
Aanvullende classificatie (cpv): 42500000 Koel- en ventilatie-uitrusting, 42520000 Ventilatie-uitrusting, 45112700 Werkzaamheden voor landschapsarchitectuur, 45200000 Volledige of gedeeltelijke bouw- en civieltechnische werkzaamheden, 45261900 Reparatie en onderhoud van daken, 45262500 Metselwerk in baksteen en bouwsteen, 45262520 Metselwerk in baksteen, 45315100 Elektrotechnische installatiewerken, 45317000 Overige elektrische installatiewerkzaamheden, 45330000 Loodgieterswerk, 45331000 Installeren van verwarming, ventilatie en airconditioning, 45331200 Installeren van ventilatie en airconditioning, 45331210 Installeren van ventilatiesystemen, 45332000 Loodgieterswerk en leggen van afvoerbuizen, 45400000 Afwerking van gebouwen, 45422000 Timmer- en schrijnwerk, 45440000 Schilderwerk en beglazing, 45453100 Opknapwerkzaamheden, 45454100 Restauratiewerkzaamheden, 71421000 Landschaps- en tuinaanlegdiensten

**2.1.2. Plaats van uitvoering**

Onderverdeling land (NUTS): Vestland (NO0A2)
Land: Noorwegen

**2.1.3. Waarde**

Geraamde waarde exclusief btw: 80 000 000,00 NOK

**2.1.4. Algemene informatie**

**Rechtsgrondslag:**
Richtlijn 2014/24/EU
Anskaffelsesforskriften - FOA Part III Competition with negotiations
Anskaffelsesforskriften - Negotiated procedure

**2.1.6. Gronden voor uitsluiting**

Bronnen voor uitsluitingsgronden: Uniform Europees Aanbestedingsdocument (UEA), Aanbestedingsstuk, Aankondiging
Corruptie: 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 enforceable verdict has 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.
Fraude: 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).
Witwassen van geld of financiering van terrorisme: 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).
Deelname aan een criminele organisatie: 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)
Terroristische misdrijven of strafbare feiten in verband met terroristische activiteiten: 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 out 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.
Kinderarbeid en andere vormen van mensenhandel: 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).
Niet-nakoming van verplichtingen op het gebied van milieurecht: 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.

Niet-nakoming van verplichtingen op het gebied van arbeidsrecht: 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.
Niet-nakoming van verplichtingen op het gebied van sociaal recht: 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.
Vervalsing van de mededinging: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?
Ernstige beroepsfout: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.
Gaf valse verklaringen af, hield informatie achter, was niet in staat vereiste documenten te verstrekken of verkreeg vertrouwelijke informatie over deze procedure: 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?
Belangenconflict als gevolg van deelneming aan de aanbestedingsprocedure: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?
Directe of indirecte betrokkenheid bij de voorbereiding van deze aanbestedingsprocedure: 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?
Voortijdige beëindiging, schadevergoeding of andere vergelijkbare sancties: 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?
Niet-nakoming van verplichtingen op grond van louter nationale uitsluitingsgronden: 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?
Niet-nakoming van de verplichting tot betaling van socialezekerheidsbijdragen: 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?
Niet-nakoming van de verplichting tot betaling van belastingen: 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?
Staking van bedrijfsactiviteiten: 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.
Faillissement: 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.
Regeling met schuldeisers: 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.
Insolventie: 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.
Activa beheerd door vereffenaar: 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.
Met faillissement vergelijkbare toestand uit hoofde van nationale recht: 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. Perceel

### 5.1. Perceel: LOT-0000

Titel: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.
Beschrijving: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7.The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.
Interne identificatiecode: 2023/209

#### 5.1.1. Doel

Aard van het contract: Werken
Belangrijkste classificatie (cpv): 45300000 Installatiewerkzaamheden in de bouw
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Schilderwerk en beglazing, 45453100 Opknapwerkzaamheden, 45454100 Restauratiewerkzaamheden, 71421000 Landschaps- en tuinaanlegdiensten

**5.1.2. Plaats van uitvoering**

Onderverdeling land (NUTS): Vestland (NO0A2)
Land: Noorwegen

**5.1.3. Geraamde duur**

Begindatum: 08/07/2026
Einddatum van de duur: 01/09/2027

**5.1.5. Waarde**

Geraamde waarde exclusief btw: 80 000 000,00 NOK

**5.1.6. Algemene informatie**

**Voorbehouden deelname:**
Deelname is niet voorbehouden.
Aanbestedingsproject dat niet uit EU-fondsen wordt gefinancierd
De aanbesteding valt onder de Overeenkomst inzake overheidsopdrachten (GPA): neen

**5.1.9. Selectiecriteria**

Bronnen van selectiecriteria: Uniform Europees Aanbestedingsdocument (UEA), Aanbestedingsstuk
**Informatie over de tweede fase van een procedure in twee fasen:**
Minimumaantal gegadigden dat voor de tweede fase van de procedure moet worden uitgenodigd: 3
De procedure verloopt in opeenvolgende fasen. In elke fase kunnen deelnemers afvallen
De koper behoudt zich het recht voor de opdracht zonder verdere onderhandelingen te gunnen op basis van de oorspronkelijke inschrijvingen

**5.1.11. Aanbestedingsstukken**

Talen waarin de aanbestedingsstukken officieel beschikbaar zijn: Noors
Adres van de aanbestedingsstukken: https://permalink.mercell.com/280166099.aspx

**5.1.12. Voorwaarden van de aanbesteding**

**Voorwaarden voor indiening:**
Elektronische indiening: Vereist
Adres voor indiening: https://permalink.mercell.com/280166099.aspx
Talen waarin inschrijvingen of verzoeken tot deelname kunnen worden ingediend: Noors
Elektronische catalogus: Niet toegestaan
Een geavanceerd(e) of gekwalificeerd(e) elektronisch(e) handtekening of zegel (zoals omschreven in Verordening (EU) nr. 910/2014) is vereist
Varianten: Niet toegestaan
Uiterste datum voor de ontvangst van verzoeken tot deelname: 27/04/2026 10:00:00 (UTC+00:00) West-Europese tijd, GMT
**Voorwaarden van het contract:**
De uitvoering van de opdracht moet plaatsvinden binnen het kader van programma's voor maatwerkbedrijven: Neen
Een geheimhoudingsovereenkomst is vereist: ja
Elektronische facturering: Vereist
Er zal worden gebruikgemaakt van elektronische orderplaatsing: neen
Er zal worden gebruikgemaakt van elektronische betaling: ja

### 5.1.15. Technieken

**Raamovereenkomst:**

Geen raamovereenkomst

**Informatie over het dynamische aankoopsysteem:**

Geen dynamisch aankoopsysteem

### 5.1.16. Nadere inlichtingen, bemiddeling en evaluatie

Organisatie voor beroepsprocedures: KOFA

Informatie over de termijnen voor beroep: deadlines are in the tender documentation, point 1.7 Appeals are submitted by the waiting period.

Organisatie die meer informatie geeft over beroepsprocedures: Kode Kunstmuseer og Komponisthjem

## 8. Organisaties

### 8.1. ORG-0001

Officiële naam: Kode Kunstmuseer og Komponisthjem
Registratienummer: 990269343
Postadres: Vestre Strømkaien 7
Stad: BERGEN
Postcode: 5008
Onderverdeling land (NUTS): Vestland (NO0A2)
Land: Noorwegen
Contactpunt: Vera Iversen
E-mail: vera.iversen@kodebergen.no
Telefoon: 48243640
Internetadres: http://www.kodebergen.no

**Rollen van deze organisatie:**

Koper
Organisatie die meer informatie geeft over beroepsprocedures

### 8.1. ORG-0002

Officiële naam: KOFA
Registratienummer: 918195548
Stad: Bergen
Postcode: 5805
Onderverdeling land (NUTS): Vestland (NO0A2)
Land: Noorwegen

**Rollen van deze organisatie:**

Organisatie voor beroepsprocedures

## 10. Wijziging van een aankondiging

Versie van de eerdere aankondiging die moet worden gewijzigd
:
e27ca7cc-ee55-4814-9134-e4f08cbd3fc0-01
Voornaamste reden voor de wijziging
:
Informatie bijgewerkt

Beschrijving
:
Version amendment 1: 1) Emphasise that there is a negotiated contest with prequalification in the header. 2) Supplementing of the description, including a site inspection date and a description of the two-stage process.

**10.1. Wijziging van een aankondiging**

Identificatiecode afdeling: PROCEDURE

## Informatie over een aankondiging

Identificatiecode/versie van de aankondiging: b4d9a605-92be-4b6d-bfd3-916d99347a99 - 01
Type formulier: Mededinging
Type aankondiging: Aankondiging van een opdracht of concessie – standaardregeling
Subtype aankondiging: 16
Verzenddatum van de aankondiging: 25/03/2026 10:46:21 (UTC+00:00) West-Europese tijd, GMT
Aankondiging datum verzending (eSender): 25/03/2026 10:55:35 (UTC+00:00) West-Europese tijd, GMT
Talen waarin deze aankondiging officieel beschikbaar is: Engels
Publicatienummer aankondiging: 209259-2026
Nummer uitgave PB S: 60/2026
Datum van bekendmaking: 26/03/2026