

594048-2026 - Mededinging

Noorwegen – Bouwen van gebouwen – Vesteråt BOA - Construction of sheltered accommodation flats

OJ S 166/2026 28/08/2026

Aankondiging van een opdracht of concessie – standaardregeling

Werken

1. Koper

1.1. Koper

Officiële naam: Sandefjord Kommune

E-mail: kjetil.haugland@sandefjord.kommune.no

Rechtsvorm van de koper: Publiekrechtelijke instelling onder zeggenschap van een lokale overheid

Activiteit van de aanbestedende dienst: Algemene overheidsdiensten

2. Procedure

2.1. Procedure

Titel: Vesteråt BOA - Construction of sheltered accommodation flats

Beschrijving: Tenderers are invited to participate in a tender contest for a turnkey contract for the construction of new sheltered accommodation flats. The procurement is for the construction of eight new sheltered accommodation flats for young adults with a large need for assistance. The project is located in Askjemveien 2 in Sandefjord municipality. The procurement includes demolition of existing buildings, alterations to public water and sewage routes and the construction of buildings with a lower floor and the accompanying outdoor installations.

Identificatiecode van de procedure: 91481025-58ee-4a5b-b9fd-802850926345

Interne identificatiecode: 2026/20859

Type procedure: Openbaar

De procedure wordt versneld: neen

Belangrijkste kenmerken van de procedure: Sandefjord municipality shall establish a new sheltered accommodation flat for young adults with disabilities and compound disabilities, with a large and permanent need for physical assistance. The project includes detailed engineering design services for and the construction of sheltered accommodation flats in Askjemveien 2 in Andebu. The project includes: Demolition of existing buildings 8 adapted residential units for residents Administration and personnel functions for 24 hour staff operation Functions for the municipality's operational and maintenance personnel, Alteration of water and sewage pipes Parking and sheds in the basement Facility Facilitated outdoor installations Total area amounts to approx. 1,829 m² gross area. The sheltered accommodations shall be staffed 24 hours a day, with capacity for up to 17 employees simultaneously by overlap in the rota. The building shall be adapted for assisted escapes, high operational security and safe everyday life for residents and employees. The residents will depend on electricity also in the event of power cuts, and systems for emergency power and back-up power shall be included in the project. The residences shall be designed technically and area wise so that the residents can, to the greatest possible degree, do without assistance. Extensive use of welfare technology, central management of technical installations and flexible systems that enable future user adaptations and the implementation of new technology shall be facilitated. It is a general aim that the

building shall be experienced as a home and as much as possible as an institution. The common functions and outdoor areas shall be of central location, high visual quality and good facilitation for residents with limited mobility. The project shall be carried out in accordance with Sandefjord municipality's climate and environmental ambitions. The municipality has received Climate rate funds from the Norwegian Environment Agency, and the emission free construction site shall be priced as an option. The building shall not be BREEAM certified, but designed with the aim of achieving BREEAM-NOR classification level Good. The site has demanding ground conditions, and geotechnical conditions must be paid particular attention. The existing water and sewage route over the site shall be altered as a part of the project. The municipality has used Vari Arkitektur AS for the preparation of a room and function programme as well as function description. The planned start of construction is Q1 2027, with expected completion by Q1 2028 at the latest.

2.1.1. Doel

Aard van het contract: Werken

Belangrijkste classificatie (cpv): 45210000 Bouwen van gebouwen

Aanvullende classificatie (cpv): 45000000 Bouwwerkzaamheden, 45113000 Werken op bouwterrein, 45215210 Bouwen van tehuizen, 71240000 Dienstverlening op het gebied van architectuur, bouwkunde en planning

2.1.2. Plaats van uitvoering

Onderverdeling land (NUTS): Vestfold (NO093)

Land: Noorwegen

2.1.4. Algemene informatie

Rechtsgrondslag:

Richtlijn 2014/24/EU

Anskaffelsesforskriften - <https://lovdata.no/dokument/SF/forskrift/2016-08-12-974?q=foa>

2.1.6. Gronden voor uitsluiting

Bronnen voor uitsluitingsgronden: 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, 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.

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 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 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: Vesteråt BOA - Construction of sheltered accommodation flats

Beschrijving: Tenderers are invited to participate in a tender contest for a turnkey contract for the construction of new sheltered accommodation flats. The procurement is for the construction of eight new sheltered accommodation flats for young adults with a large need for assistance. The project is located in Askjemveien 2 in Sandefjord municipality. The procurement includes demolition of existing buildings, alterations to public water and sewage routes and the construction of buildings with a lower floor and the accompanying outdoor installations.

Interne identificatiecode: 2026/20859

5.1.1. Doel

Aard van het contract: Werken

Belangrijkste classificatie (cpv): 45210000 Bouwen van gebouwen

Aanvullende classificatie (cpv): 45000000 Bouwwerkzaamheden, 45113000 Werken op bouwterrein, 45215210 Bouwen van tehuizen, 71240000 Dienstverlening op het gebied van architectuur, bouwkunde en planning

5.1.2. Plaats van uitvoering

Onderverdeling land (NUTS): Vestfold (NO093)

Land: Noorwegen

5.1.3. Geraamde duur

Looptijd: 15 Maanden

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: Aankondiging

Criterium: Inschrijving in een handelsregister

Beschrijving van het selectie criterium: The tenderer is registered in a company register or a trade register in the member state in which the tenderer is established. As described in annex XI of directive 2014/24/EU; suppliers from certain member states may have to fulfil other requirements in the mentioned annex. Minimum qualification requirements About the qualification requirement: The contracting authority requires that the tenderer has a legally established company. Documentation that the set requirements are met: Norwegian companies: Company Registration Certificate from the Register of Business Enterprises. Foreign companies: Proof that the company is registered in a trade or business register as prescribed by the law of the country where the tenderer is established.

Criterium: Andere economische of financiële eisen

Beschrijving van het selectiecriteria: Regarding any other economic and financial requirements that have been stated in the notice or in the procurement documents, the tenderer declares that: Minimum qualification requirements Financial ability to execute the agreement: About the qualification requirement: Tenderers are required to have sufficient financial ability to fulfil the contract. The contracting authority reserves the right to obtain further information that is deemed necessary to assess the tenderer's economic and financial position. Documentation that the set requirements are met: • Presentation of the company's annual accounts (the last annual report to the Brønnøysund Register Centre, including the auditor's assessment). The contracting authority reserves the right to also request provisional figures after the last annual report, as well as annual accounts for the previous two years if it is assessed that there is a need for it. • Recently established companies must submit a recent financial printout signed by the auditor.

Criterium: Referenties voor gespecificeerde werken

Beschrijving van het selectiecriteria: Only for public building and construction works: During the reference period the tenderer has carried out the following work of the requested type. The contracting authority can require up to five years experience and allow experience from the previous five years to be taken into consideration. Minimum qualification requirements About the qualification requirement: Tenderers shall have experience from equivalent contracts /assignments. Tenderers must have experience from participation in the construction of at least 1 sheltered accommodation project or a relevant health and welfare building >1,000 m2 gross, from START to FINISH in the last 10 years. Documentation that the set requirements are met: Tenderers shall enclose a list of the most important relevant deliveries during the last ten years, including information on the value, date and recipient (name of telephone and email). The stated references may be contacted if necessary.

Criterium: Certificaten van onafhankelijke instanties over kwaliteitsborgingsnormen

Beschrijving van het selectiecriteria: Can tenderers submit certificates issued by independent bodies that document that the tenderer fulfils the stated quality assurance standards, including universal design requirements? Minimum qualification requirements Description of documentation: Certificate for the company's quality system/management system issued by independent bodies that confirms the tenderer fulfils certain quality standards, for example ISO 9001:2008. The contracting authority will also accept other documentation which shows that the tenderer has quality assurance measures. As a minimum a general description of the system's content, including an overview of inspection plans and check-lists that are relevant for this contract, must be given.

Criterium: Certificaten van onafhankelijke instanties over milieubeheersystemen of -normen

Beschrijving van het selectiecriteria: Is the tenderer able to submit certificates issued by independent bodies as documentation that the tenderer fulfils the stated environmental management systems or standards? Minimum qualification requirements Description of the requirement/documentation: Tenderers are required to be certified for environmental management, in the form of EMAS, ISO 14001, or Miljøfyrtårn or other certified environmental management. It is the tenderer's responsibility to document that other certifications are equivalent.

5.1.11. Aanbestedingsstukken

Talen waarin de aanbestedingsstukken officieel beschikbaar zijn: Noors

Termijn voor verzoeken om aanvullende informatie: 09/10/2026 10:00:00 (UTC+00:00) West-Europese tijd, GMT

Adres van de aanbestedingsstukken: <https://permalink.mercell.com/283910914.aspx>

5.1.12. Voorwaarden van de aanbesteding

Voorwaarden voor indiening:

Elektronische indiening: Vereist

Adres voor indiening: <https://permalink.mercell.com/283910914.aspx>

Talen waarin inschrijvingen of verzoeken tot deelname kunnen worden ingediend: Noors

Elektronische catalogus: Niet toegestaan

Varianten: Niet toegestaan

Uiterste datum voor de ontvangst van inschrijvingen: 16/10/2026 10:00:00 (UTC+00:00) West-Europese tijd, GMT

Duur waarin de aanbidding geldig moet blijven: 6 Maanden

Informatie over de openbare opening:

Openingsdatum: 16/10/2026 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

Elektronische facturering: Vereist

Er zal worden gebruikgemaakt van elektronische orderplaatsing: ja

Er zal worden gebruikgemaakt van elektronische betaling: ja

5.1.15. Technieken

Raamovereenkomst:

Geen raamovereenkomst

Informatie over het dynamische aankoopstelsel:

Geen dynamisch aankoopstelsel

5.1.16. Nadere inlichtingen, bemiddeling en evaluatie

Organisatie voor beroepsprocedures: Vestfold tingrett

Informatie over de termijnen voor beroep: The waiting period is ten days.

Organisatie die meer informatie geeft over beroepsprocedures: Sandefjord Kommune

8. Organisaties

8.1. ORG-0001

Officiële naam: Sandefjord Kommune

Registratienummer: 916882807

Postadres: Sandefjordsveien 3

Stad: SANDEFJORD

Postcode: 3208

Onderverdeling land (NUTS): Vestfold (NO093)

Land: Noorwegen

Contactpunt: Kjetil Haugland

E-mail: kjetil.haugland@sandefjord.kommune.no

Telefoon: +47 33416000

Fax: +47 33416001

Internetadres: <http://www.sandefjord.kommune.no>

Rollen van deze organisatie:

Koper

Organisatie die meer informatie geeft over beroepsprocedures

8.1. ORG-0002

Officiële naam: Vestfold tingrett

Registratienummer: 926723618

Stad: Tønsberg

Postcode: 3103

Onderverdeling land (NUTS): Vestfold (NO093)

Land: Noorwegen

Rollen van deze organisatie:

Organisatie voor beroepsprocedures

Informatie over een aankondiging

Identificatiecode/versie van de aankondiging: 434cf481-d0a0-4eb5-96ba-62a6cb4606b3 - 01

Type formulier: Mededinging

Type aankondiging: Aankondiging van een opdracht of concessie – standaardregeling

Subtype aankondiging: 16

Verzenddatum van de aankondiging: 27/08/2026 05:25:38 (UTC+00:00) West-Europese tijd, GMT

Aankondiging datum verzending (eSender): 27/08/2026 07:14:38 (UTC+00:00) West-Europese tijd, GMT

Talen waarin deze aankondiging officieel beschikbaar is: Engels

Publicatienummer aankondiging: 594048-2026

Nummer uitgave PB S: 166/2026

Datum van bekendmaking: 28/08/2026