

76763-2026 - Mededinging

Noorwegen – Bouwwerkzaamheden – Framework agreement for the purchase of trade services.

OJ S 23/2026 03/02/2026

Aankondiging van een opdracht of concessie – standaardregeling

Werken

1. Koper

1.1. Koper

Officiële naam: Oslo kommune v/ Boligbygg Oslo KF

E-mail: postmottak@bby.oslo.kommune.no

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

Activiteit van de aanbestedende dienst: Huisvesting en gemeenschappelijke voorzieningen

2. Procedure

2.1. Procedure

Titel: Framework agreement for the purchase of trade services.

Beschrijving: The aim of the procurement is to enter into parallel framework agreements for trade services where, as a rule, there is a need for work with several tradesman groups in the same assignment. This includes both commissioning of residences in connection with resident changes, as well as assignments with several tradesmen in inhabited housing. There will, therefore, be works in both inhabited and empty flats under the framework agreements. The assignments will also include work in common areas, both internally and externally. The framework agreements shall be used by the entire Municipal Undertaking for Social Housing. The procurement is divided into two sub-contracts: · Sub-contract 1: Maintenance and renovation assignments, mainly in individual flats. · Sub-contract 2: Major maintenance and renovation assignments. The contracting authority intends to enter into a contract with 8-12 tenderers per sub-contract, provided that there are a sufficient number of suitable tender offers. The distribution of assignments between the framework agreement parties will occur in accordance with the distribution mechanism described in the contract, see point 2.2. The framework agreement period is 2 years. The contracting authority shall have the option to extend the framework agreement for a further 1+1 years, a total of 4 years. Sub-contract 1 has an estimated total value of NOK 2,100 million and sub-contract NOK 2 has an estimated total value of NOK 900 million. The contracting authority emphasises that the figures are estimates and that the actual volume can vary from year to year. The estimated value is not binding for the contracting authority. Call-offs will take place as and when the contracting authority's needs materialise. Tenderers must be aware that changes in the economic and/or political framework terms can lead to the estimated number of assignments being increased/reduced.

Identificatiecode van de procedure: b51f22eb-1294-45eb-9f53-ceda8da09b00

Interne identificatiecode: 3427

Type procedure: Onderhandelingsprocedure met voorafgaande oproep tot mededinging / mededingingsprocedure met onderhandeling

De procedure wordt versneld: neen

2.1.1. Doel

Aard van het contract: Werken

Belangrijkste classificatie (cpv): 45000000 Bouwwerkzaamheden
Aanvullende classificatie (cpv): 45210000 Bouwen van gebouwen, 50700000 Reparatie en onderhoud van uitrusting in gebouwen, 45400000 Afwerking van gebouwen, 50000000 Reparatie- en onderhoudsdiensten

2.1.2. Plaats van uitvoering

Onderverdeling land (NUTS): Oslo (NO081)

Land: Noorwegen

2.1.3. Waarde

Geraamde waarde exclusief btw: 3 000 000 000,00 NOK

Maximumwaarde van de raamovereenkomst: 3 000 000 000,00 NOK

2.1.4. Algemene informatie

Rechtsgrondslag:

Richtlijn 2014/24/EU

2.1.5. Voorwaarden van de aanbesteding

Voorwaarden voor indiening:

Maximumaantal percelen waarop één inschrijver kan inschrijven: 2

Voorwaarden van het contract:

Maximumaantal percelen dat aan één inschrijver kan worden gegund: 2

2.1.6. Gronden voor uitsluiting

Bronnen voor uitsluitingsgronden: Aankondiging

Met faillissement vergelijkbare toestand uit hoofde van nationale recht: 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.

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 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.

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.

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 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.

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 combating organised crime (EUT L 300 of 11.11.2008, p. 42).

Vervalsing van de mededinging: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

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.

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).

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).

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).

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 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.

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.

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 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.

Gaf valse verklaringen af, hield informatie achter, was niet in staat vereiste documenten te verstrekken of verkreeg vertrouwelijke informatie over deze procedure: 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?

Belangenconflict als gevolg van deelneming aan de aanbestedingsprocedure: Is the tenderer 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?

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.

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 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.

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?

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 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.

Niet-nakoming van de verplichting tot betaling van belastingen: 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?

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.

Delict dat in strijd is met zijn beroepsgedragsregels voor overheidsopdrachten op defensiegebied: 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?

Gebrek aan betrouwbaarheid om risico's voor de veiligheid van het land uit te sluiten: Is the tenderer assessed to lack reliability that is necessary to exclude the risk of national security?

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.

5. Perceel

5.1. Perceel: LOT-0001

Titel: Framework agreement for the purchase of trade services.

Beschrijving: Sub-contract 1 Sub-contract 1 includes, among other things, demolition work and external work of a minor extent, renovation of bathrooms and kitchens, as well as general maintenance. The contract can be used for other tradesman works that involve several disciplines. Tenderers must be certified as a responsible applicant. Award criteria: * Price: 60 % * Assignment comprehension: 40 % Call-off mechanism: Direct call-offs. See the requirement specifications, annex 3 Requirement Specifications, Sub-contract 1 and annexes for further information on the contract's extent and content.

Interne identificatiecode: 4481

5.1.1. Doel

Aard van het contract: Werken

Belangrijkste classificatie (cpv): 45000000 Bouwwerkzaamheden

Aanvullende classificatie (cpv): 45210000 Bouwen van gebouwen, 50700000 Reparatie en onderhoud van uitrusting in gebouwen, 45400000 Afwerking van gebouwen, 50000000 Reparatie- en onderhoudsdiensten

5.1.2. Plaats van uitvoering

Onderverdeling land (NUTS): Oslo (NO081)

Land: Noorwegen

5.1.3. Geraamde duur

Looptijd: 48 Maanden

5.1.4. Verlenging

Maximumaantal verlengingen: 2

Overige informatie over verlengingen: 1 + 1 year. The contracting authority has an option to extend the contract for up to 1+1 years on unchanged terms.

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

Criterion: Relevante onderwijs- en beroepskwalificaties

Beschrijving van het selectiecriteria: Tenderers must have sufficient competence to fulfil the contract. Documentation requirements: A description of the technical personnel or technical units, particularly those who are responsible for quality control, that the tenderer has at its disposal for fulfilment of the contract. A description of relevant education and professional qualifications. The attached Capacity and competence matrix shall be completed.

Criterion: Milieubeheermaatregelen

Beschrijving van het selectiecriteria: 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.

Criterion: Inschrijving in een handelsregister

Beschrijving van het selectiecriteria: 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.

Criterion: Andere economische of financiële eisen

Beschrijving van het selectiecriteria: Tenderers must 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.

Criterion: Maatregelen om kwaliteit te waarborgen

Beschrijving van het selectiecriteria: 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.

Criterion: Supply chain management

Beschrijving van het selectiecriteria: Tenderers shall be suitable for fulfilment of contractual requirements for due diligence assessments for responsible businesses at the latest from 6 months after the contract has been signed, cf. the framework agreement point 13. This means that the Tenderer has implemented measures and systems that are used in the Tenderer's work to safeguard basic human rights and decent working conditions, as well as prevent environmental degradation and corruption. Documentation requirements: A description of the

tenderer's systems for working with due diligence assessments in accordance with the UN's guiding principles for business and human rights (UNGP) and OECD's guidelines for multinational companies. The documentation shall include: * Formal policies/policies that cover an obligation to comply with the requirements of responsible businesses. * Formal policy /guidelines for accountability for sub-suppliers/the supplier chain, (Supplier Code of Conduct). * Descriptions of the tenderer's processes and routines for how the company works with due diligence assessments. * Description of how the tenderer will obtain and maintain an overview of the country of origin and production locations for the products the tenderer offers. The attached reply form must be used to document fulfilment of the requirement. The reply form contains guidance that the tenderer is expected to use in order to minimise the risk of deviations from the tender requirements. Tenderers can submit other documentation for the requirements, but the contracting authority strongly encourages to use the form to document fulfilment of the qualification requirements. If a tenderer would like to use other companies to document fulfilment of the qualification requirement, a completed and signed commitment statement must be enclosed with the tender. A template for a binding statement is attached. Documents can be enclosed in English, Swedish and Danish in order to document fulfilment of the qualification requirements for due diligence assessments for responsible businesses.

Criterium: Referenties voor gespecificeerde leveringen

Beschrijving van het selectiecriterium: Tenderers shall have relevant experience from similar assignments. The assignments must show experience with the following points in order to be seen as relevant: · Wet rooms · Floor laying · General renovation of flats, work on older buildings By similar means assignments of the same nature, complexity, degree of difficulty and scope. **Documentation requirements:** Overview of the tenderer's three most important, relevant deliveries during the last five years, including information on: · Principal · The value of the contract work · Role in reference project · Date of execution · Contact person (name and telephone number) The attached reference form can be used. The contracting authority reserves the right to contact the references.

Criterium: Gemiddeld jaarlijks personeelsbestand

Beschrijving van het selectiecriterium: Tenderers must have sufficient capacity to fulfil the contract. **Documentation requirements:** A description of the tenderer's average workforce in the last three years. The attached Capacity and competence matrix shall be completed.

Informatie over de tweede fase van een procedure in twee fasen:

De koper behoudt zich het recht voor de opdracht zonder verdere onderhandelingen te gunnen op basis van de oorspronkelijke inschrijvingen

5.1.10. Gunningscriteria

Criterium:

Type: Prijs

Beschrijving: Price

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 60

Criterium:

Type: Kwaliteit

Beschrijving: Assignment comprehension

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 40

Criterium:

Type: Kwaliteit

Beschrijving: The contract comprises trade services within several disciplines. The contracting authority assesses that the climate and environmental impact is mainly related to transport and material use, and that the total load in the contract's extent is limited. The market is considered at the same time as being mature to fulfil the requirement for emission free vehicles. In order to ensure real climate effect, there are therefore concrete and binding contractual requirements that the tenderer shall use emission-free vehicles throughout the entire contract period. At the same time, the requirements give the market a clear signal that Oslo municipality is continuing strict climate and environmental requirements, which strengthens the predictability of suppliers and facilitates long-term investments in environmentally friendly technology. Tenderers shall report relevant data so that the climate effect can be followed up and verified. There are also minimum requirements for emissions related to several material groups that are relevant in the contract, cf. the price form that is attached to the tender documentation. This applies to the material groups: · Building sheets · Flooring · Insulation · Structural materials · Roofing · External pipelines This is considered to have a significant climate and environmental effect in the procurement. Furthermore, the products used are required to be of high quality, which is expected to give a longer lifetime and a reduced impact on the environment over time. The contract also includes a ban on the use of tropical timber, a requirement to minimise the use of plastic and requirements for proper waste handling. These conditions are considered well taken care of by referring from the requirement specifications to the relevant contract terms. It is assessed as clear that concrete environmental requirements in the requirement specifications provide a better climate and environmental effect than using climate and environment as the award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph. Such a solution is considered more apt and proportionate, as the requirements for emission-free machines and zero emission vehicles as well as emission requirements related to materials to a much greater degree than an award criterion will ensure a real, measurable and verifiable reduction in greenhouse gas emissions from transport and execution of work in the contract period. Furthermore, it is considered that the use of an award criteria would not have given sufficient added value, as the market largely fulfils the relevant environmental requirements. This could therefore result in a situation where the award criterion differs little between tenderers, at the same time increasing the complexity of the evaluation without giving a better climate effect. Overall, it is therefore considered most appropriate to safeguard environmental considerations through absolute requirements, rather than emphasising the environment as an award criterion. This ensures both high climate effect, clear expectations for suppliers and good compliance during the entire contract period.

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 0

5.1.11. Aanbestedingsstukken

Toegang tot bepaalde aanbestedingsstukken is beperkt

Informatie over beperkt toegankelijke documenten is beschikbaar op: <https://app.artifik.no/procurements/3427>

Ad-hoccommunicatiekanaal:

Naam: e-Tendering

5.1.12. Voorwaarden van de aanbesteding

Voorwaarden voor indiening:

Elektronische indiening: Vereist

Adres voor indiening: <https://app.artifik.no/procurements/3427>

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

Elektronische catalogus: Niet toegestaan

Uiterste datum voor de ontvangst van verzoeken tot deelname: 03/03/2026 09:00:00 (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

Voorwaarden met betrekking tot de uitvoering van de opdracht: N/A

Elektronische facturering: Vereist

Er zal worden gebruikgemaakt van elektronische orderplaatsing: ja

Er zal worden gebruikgemaakt van elektronische betaling: ja

Financiële regeling: N/A

5.1.15. Technieken

Raamovereenkomst:

Raamovereenkomst, deels zonder en deels met hernieuwde oproep tot mededinging

Maximumaantal deelnemers: 12

Informatie over het dynamische aankoopstelsel:

Geen dynamisch aankoopstelsel

5.1.16. Nadere inlichtingen, bemiddeling en evaluatie

Organisatie voor beroepsprocedures: Oslo tingrett

Organisatie die nadere inlichtingen over de aanbestedingsprocedure verstrekt: Oslo kommune v/ Boligbygg Oslo KF

Organisatie die meer informatie geeft over beroepsprocedures: Oslo kommune v/ Boligbygg Oslo KF

Organisatie die verzoeken tot deelname ontvangt: Artifik AS

5.1. Perceel: LOT-0002

Titel: Framework agreement for the purchase of trade services.

Beschrijving: Sub-contract 2 includes i.a. roof and facade renovation, window replacement and wet room renovation and will involve engineering design services. The contract can be used for other tradesman works that involve several disciplines. Tenderers must be certified as a responsible applicant. Award criteria: * Price: 10 % * Assignment comprehension: 90 % Call-off mechanism: Mini competition See annex 4 Technical Requirement Specifications, Annex 5 Book 0 with annexes, Annex 7 MOM documentation and Annex 8 Material Requirements for further information on the contract's extent and content.

Interne identificatiecode: 4487

5.1.1. Doel

Aard van het contract: Werken

Belangrijkste classificatie (cpv): 45000000 Bouwwerkzaamheden

Aanvullende classificatie (cpv): 45210000 Bouwen van gebouwen, 50700000 Reparatie en onderhoud van uitrusting in gebouwen, 45400000 Afwerking van gebouwen, 50000000 Reparatie- en onderhoudsdiensten

5.1.2. Plaats van uitvoering

Onderverdeling land (NUTS): Oslo (NO081)

Land: Noorwegen

5.1.3. Geraamde duur

Looptijd: 48 Maanden

5.1.4. Verlenging

Maximumaantal verlengingen: 2

Overige informatie over verlengingen: 1 + 1 year. The contracting authority has an option to extend the contract for up to 1+1 years on unchanged terms.

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: Milieubeheermaatregelen

Beschrijving van het selectie criterium: 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.

Criterium: Relevante onderwijs- en beroepskwalificaties

Beschrijving van het selectie criterium: Tenderers must have sufficient competence to fulfil the contract. Documentation requirements: A description of the technical personnel or technical units, particularly those who are responsible for quality control, that the tenderer has at its disposal for fulfilment of the contract. A description of relevant education and professional qualifications. The attached Capacity and competence matrix shall be completed.

Criterium: Inschrijving in een handelsregister

Beschrijving van het selectie criterium: 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.

Criterium: Andere economische of financiële eisen

Beschrijving van het selectie criterium: 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.

Criterium: Maatregelen om kwaliteit te waarborgen

Beschrijving van het selectiecriteria: 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.

Criteria: Supply chain management

Beschrijving van het selectiecriteria: Tenderers shall be suitable for fulfilment of contract requirements for due diligence assessments for responsible businesses at the latest from 6 months after the contract has been signed, cf. the framework agreement point 13, contract formula for NS8405 point 16, contract formula NS8407 point 30. This means that the Tenderer has implemented measures and systems that are used in the Tenderer's work to safeguard basic human rights and decent working conditions, as well as prevent environmental degradation and corruption. Documentation requirements: A description of the tenderer's systems for working with due diligence assessments in accordance with the UN's guiding principles for business and human rights (UNGP) and OECD's guidelines for multinational companies. The documentation shall include: * Formal policies/policies that cover an obligation to comply with the requirements of responsible businesses. * Formal policy /guidelines for accountability for sub-suppliers/the supplier chain, (Supplier Code of Conduct). * Descriptions of the tenderer's processes and routines for how the company works with due diligence assessments. * Description of how the tenderer will obtain and maintain an overview of the country of origin and production locations for the products the tenderer offers. The attached reply form must be used to document fulfilment of the requirement. The reply form contains guidance that the tenderer is expected to use in order to minimise the risk of deviations from the tender requirements. Tenderers can submit other documentation for the requirements, but the contracting authority strongly encourages to use the form to document fulfilment of the qualification requirements. If a tenderer would like to use other companies to document fulfilment of the qualification requirement, a completed and signed commitment statement must be enclosed with the tender. A template for a binding statement is attached to the tender documentation. Documents can be enclosed in English, Swedish and Danish in order to document fulfilment of the qualification requirements for due diligence assessments for responsible businesses.

Criteria: Referenties voor gespecificeerde leveringen

Beschrijving van het selectiecriteria: Tenderers shall have relevant experience from similar assignments. The assignments must show experience with the following points in order to be seen as relevant: · Wet rooms · Floor laying · Facade, window, roof · General renovation of flats, work on older buildings By similar means assignments of the same nature, complexity, degree of difficulty and scope. Documentation requirements: Overview of the tenderer's three most important, relevant deliveries during the last five years, including information on: · Principal · The value of the contract work · Contract form · Role in reference project · Date of execution · Contact person (name and telephone number) The attached reference form can be used. The contracting authority reserves the right to contact the references.

Criteria: Gemiddeld jaarlijks personeelsbestand

Beschrijving van het selectiecriteria: Tenderers must have sufficient capacity to fulfil the contract. Documentation requirements: A description of the tenderer's average workforce in the last three years. The attached Capacity and competence matrix shall be completed.

Informatie over de tweede fase van een procedure in twee fasen:

De koper behoudt zich het recht voor de opdracht zonder verdere onderhandelingen te gunnen op basis van de oorspronkelijke inschrijvingen

5.1.10. Gunningscriteria

Criterium:

Type: Prijs

Beschrijving: Price

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 10

Criterium:

Type: Kwaliteit

Beschrijving: Assignment comprehension

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 90

Criterium:

Type: Kwaliteit

Beschrijving: The contract is for work in and renovation of the existing buildings. The contracting authority assesses that the climate and environmental impact will mainly be for the operation of the building and construction site, transport and material use. It is therefore a requirement that all work at the building and construction site shall be carried out in an emission-free manner. The contract does not involve ground work or the erection of a new building, and heavy building and construction machinery or extensive mass transport is therefore expected to be used to a limited degree. Biogas as a fuel is required to be used for transporting to and from the construction site, or when loading and unloading matter for the mass transport. By setting clear and binding environmental requirements in the contract, the tenderer is ensured to use emission free or biogas based vehicles throughout the contract period (at the latest by 1.1.2027 for vehicles with a permitted total weight of 3.5 tons). The requirements give the market a clear signal that Oslo municipality has strict climate and environmental requirements, which strengthens the predictability of suppliers and facilitates long-term investments in emission-free technology. Tenderers shall also report relevant data so that the climate effect can be followed up and verified in a verifiable way. There are also minimum requirements for emissions related to several material groups that are relevant in the contract, cf. the price form that is attached to the tender documentation. This applies to the material groups: · Building sheets · Flooring · Insulation · Structural materials · Roofing · External pipelines This is considered to have a significant climate and environmental effect in the procurement. Materials and products used shall be of high quality, which is expected to have a longer lifetime and a reduced impact on the environment over time. The contract includes a ban on the use of tropical timber, requirements to minimise plastic use and requirements for proper waste handling. These conditions are already considered well taken care of by referrals in the requirement specifications for relevant contract terms. The contracting authority considers it clear that the concrete climate and environmental requirements in the framework agreement with annexes provide a better climate and environmental effect rather than using the environment as the award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph. Such a regulation is considered clearly more effective, as the requirements on emission-free machines and zero emission vehicles as well as emission requirements associated with materials to a significantly greater degree than an award criterion will ensure a real, measurable and verifiable reduction in greenhouse gas emissions from transport and execution of work in the contract period. In conclusion the environment is set up as a possible award criterion in the mini competitions under the framework agreement, so that an assessment on climate and environmental considerations

will be made during call-offs. Overall, environmental considerations are best taken care of through clear, binding requirements, and that this provides the biggest climate effects while maintaining good competition and predictability in the market.

Categorie van het gunningscriterium gewicht: Gewicht (percentage, exact)

Gunningscriterium numerieke waarde: 0

5.1.11. Aanbestedingsstukken

Toegang tot bepaalde aanbestedingsstukken is beperkt

Informatie over beperkt toegankelijke documenten is beschikbaar op: <https://app.artifik.no/procurements/3427>

Ad-hoccommunicatiekanaal:

Naam: e-Tendering

5.1.12. Voorwaarden van de aanbesteding

Voorwaarden voor indiening:

Elektronische indiening: Vereist

Adres voor indiening: <https://app.artifik.no/procurements/3427>

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

Elektronische catalogus: Niet toegestaan

Uiterste datum voor de ontvangst van verzoeken tot deelname: 03/03/2026 09:00:00 (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

Voorwaarden met betrekking tot de uitvoering van de opdracht: N/A

Elektronische facturering: Vereist

Er zal worden gebruikgemaakt van elektronische orderplaatsing: ja

Er zal worden gebruikgemaakt van elektronische betaling: ja

Financiële regeling: N/A

5.1.15. Technieken

Raamovereenkomst:

Raamovereenkomst, deels zonder en deels met hernieuwde oproep tot mededinging

Maximumaantal deelnemers: 12

Informatie over het dynamische aankoopstelsel:

Geen dynamisch aankoopstelsel

5.1.16. Nadere inlichtingen, bemiddeling en evaluatie

Organisatie voor beroepsprocedures: Oslo tingrett

Organisatie die nadere inlichtingen over de aanbestedingsprocedure verstrekt: Oslo kommune v/ Boligbygg Oslo KF

Organisatie die meer informatie geeft over beroepsprocedures: Oslo kommune v/ Boligbygg Oslo KF

Organisatie die verzoeken tot deelname ontvangt: Artifik AS

8. Organisaties

8.1. ORG-0001

Officiële naam: Oslo kommune v/ Boligbygg Oslo KF

Registratienummer: 974780747

Postadres: Nydalen alle 37
Stad: Oslo
Postcode: 0484
Onderverdeling land (NUTS): Oslo (NO081)
Land: Noorwegen
Contactpunt: Thusanthi Sebastian
E-mail: postmottak@bby.oslo.kommune.no
Telefoon: +47 21802180
Internetadres: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>
Kopersprofiel: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

Rollen van deze organisatie:

Koper
Organisatie die nadere inlichtingen over de aanbestedingsprocedure verstrekt
Organisatie die meer informatie geeft over beroepsprocedures

8.1. ORG-0002

Officiële naam: Oslo tingrett
Registratienummer: 926725939
Postadres: Postboks 2106 Vika
Stad: Oslo
Postcode: 0125
Onderverdeling land (NUTS): Oslo (NO081)
Land: Noorwegen
E-mail: oslo.tingrett@domstol.no
Telefoon: +47 22035200
Internetadres: <https://www.domstol.no/no/domstoler/tingrett/oslo-tingrett/>

Rollen van deze organisatie:

Organisatie voor beroepsprocedures

8.1. ORG-0003

Officiële naam: Artifiek AS
Registratienummer: 925364967
Postadres: Stortingsgata 12
Stad: Oslo
Postcode: 0161
Onderverdeling land (NUTS): Oslo (NO081)
Land: Noorwegen
E-mail: support@artifik.no
Internetadres: <https://artifik.no>

Rollen van deze organisatie:

Aanbieder van aanbestedingsdiensten
Organisatie die verzoeken tot deelname ontvangt

Informatie over een aankondiging

Identificatiecode/versie van de aankondiging: da09b4fa-5d6c-483f-885f-8806e0da1aea - 01
Type formulier: Mededinging
Type aankondiging: Aankondiging van een opdracht of concessie – standaardregeling
Subtype aankondiging: 16

Verzenddatum van de aankondiging: 30/01/2026 18:22:29 (UTC+00:00) West-Europese tijd,
GMT

Talen waarin deze aankondiging officieel beschikbaar is: Engels

Publicatienummer aankondiging: 76763-2026

Nummer uitgave PB S: 23/2026

Datum van bekendmaking: 03/02/2026