

572030-2026 - Concurso

Noruega – Serviços imobiliários – Valuation and valuation

OJ S 158/2026 18/08/2026

Anúncio de concurso ou de concessão – regime normal

Serviços

1. Adquirente

1.1. Adquirente

Nome oficial: Fredrikstad kommune

Correio eletrónico: rankjo@fredrikstad.kommune.no

Forma jurídica do adquirente: Organismo de direito público, controlado por uma autoridade local

Atividade da autoridade adjudicante: Serviços públicos das administrações públicas

1.1. Adquirente

Nome oficial: Hvaler kommune

Correio eletrónico: rankjo@fredrikstad.kommune.no

Forma jurídica do adquirente: Organismo de direito público, controlado por uma autoridade local

Atividade da autoridade adjudicante: Serviços públicos das administrações públicas

2. Procedimento

2.1. Procedimento

Título: Valuation and valuation

Descrição: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificador do procedimento: e260f8f9-5c79-4f3b-92c7-2fcd7e1236e6

Identificador interno: 2026/980

Tipo de procedimento: Aberto

O procedimento é acelerado: não

Principais características do processo: The contracting authority shall enter into a framework agreement for 2 years, with an option for an extension for 1+1 year with a tenderer for valuation and valuation appraisal services. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. Estimated value: Fredrikstad kommune: The procurement's value is estimated to NOK 300,000 - 600,000 excluding VAT per annum. The maximum value for the entire agreement period of four years is NOK 2.9 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and

other framework factors. Hvaler kommune: The procurement's value is estimated to be approx. NOK 100,000 - 250,000 excluding VAT per annum. The maximum value for the entire agreement period of four years is NOK 1.2 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and other framework factors. The competition is limited against valuations in connection with building inspections, surveying of vibrations, settlement measurement and damage management, valuations in connection with property taxes, real estate agency, sale and valuation of houses. The contracting authority reserves the right to cancel the competition if the submitted tender offers are higher than the budgeted or awarded funds.

2.1.1. Finalidade

Natureza do contrato: Serviços

Classificação principal (cpv): 70000000 Serviços imobiliários

Classificação adicional (cpv): 70111000 Promoção de bens imobiliários residenciais, 70112000

Promoção de bens imobiliários não residenciais, 70123100 Venda de bens imobiliários residenciais, 70123200 Venda de bens imobiliários não residenciais, 70130000 Serviços de arrendamento de bens imóveis próprios, 70210000 Serviços de arrendamento ou locação de propriedades residenciais próprias, 70220000 Serviços de arrendamento ou locação de propriedades não residenciais próprias, 70331000 Serviços de administração de propriedades residenciais, 70332000 Serviços de administração de propriedades não residenciais

2.1.2. Local de execução

Subdivisão do país (NUTS): Østfold (NO083)

País: Noruega

2.1.4. Informações gerais

Base jurídica:

Diretiva 2014/24/UE

Anskaffelsesforskriften - Procurement Regulations

2.1.6. Motivos de exclusão

Fontes dos motivos de exclusão: Documento europeu único de contratação pública (DEUCP), Anúncio, Documento do concurso

Corrupção: 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).

Branqueamento de capitais ou financiamento do terrorismo: 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).

Participação numa organização criminosa: 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)

Infrações terroristas ou infrações relacionadas com atividades terroristas: 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, of 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.

Trabalho infantil e outras formas de tráfico de seres humanos: 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).

Violação das obrigações no domínio da legislação ambiental: 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.

Violação das obrigações no domínio da legislação laboral: 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.

Violação das obrigações no domínio da legislação social: 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.

Acordos com outros operadores económicos com o objetivo de distorcer a concorrência: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Falta profissional grave: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Falsas declarações, ocultação de informações, incapacidade de fornecer os documentos exigidos ou obtenção de informações confidenciais sobre o presente procedimento: 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, or d) 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?

Conflitos de interesses decorrentes da participação no procedimento de contratação: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Intervenção direta ou indireta na preparação do presente procedimento de contratação: 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?

Rescisão antecipada, indemnizações ou outras sanções comparáveis: 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?

Incumprimento de obrigações determinadas por motivos de exclusão puramente nacionais: 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?

Incumprimento da obrigação de pagamento das contribuições para a segurança social: 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?

Incumprimento da obrigação de pagamento de impostos: 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?

Atividades suspensas: 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.

Falência: 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.

Acordo com os credores: 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.

Insolvência: 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.

Ativos sob gestão por um liquidatário: 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.

Situação análoga, como falência ao abrigo da legislação nacional: 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. Lote

5.1. Lote: LOT-0000

Título: Valuation and valuation

Descrição: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificador interno: 2026/980

5.1.1. Finalidade

Natureza do contrato: Serviços

Classificação principal (cpv): 70000000 Serviços imobiliários

Classificação adicional (cpv): 70111000 Promoção de bens imobiliários residenciais, 70112000 Promoção de bens imobiliários não residenciais, 70123100 Venda de bens imobiliários residenciais, 70123200 Venda de bens imobiliários não residenciais, 70130000 Serviços de arrendamento de bens imóveis próprios, 70210000 Serviços de arrendamento ou locação de propriedades residenciais próprias, 70220000 Serviços de arrendamento ou locação de propriedades não residenciais próprias, 70331000 Serviços de administração de propriedades residenciais, 70332000 Serviços de administração de propriedades não residenciais

5.1.2. Local de execução

Subdivisão do país (NUTS): Østfold (NO083)

País: Noruega

5.1.3. Duração estimada

Duração: 48 Meses

5.1.6. Informações gerais

Participação reservada:

A participação não está reservada.

Projeto de contratação pública não financiado por fundos da UE

O concurso é abrangido pelo Acordo sobre Contratos Públicos (ACP): não

5.1.9. Critérios de seleção

Fontes dos critérios de seleção: Documento europeu único de contratação pública (DEUCP), Anúncio, Documento do concurso

Critério: Inscrição em um registro comercial

Descrição do critério de seleção: 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.

Critério: Outros requisitos económicos ou financeiros

Descrição do critério de seleção: 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 Tenderers must have sufficient economic and financial capacity to be able to fulfil the contract. Creditworthiness with no requirement for collateral will be sufficient to meet the requirement. The contracting authority will evaluate the tenderer's fulfilment of the requirement in the following manner: o A credit rating based on the most recent financial figures. The rating shall be carried out by a credit rating company with licence to conduct this service. o The credit rating shall have a minimum rating of creditworthy. o Newly established companies, or companies that are rated lower than credit worthy, can instead submit a parent company guarantee or a bank guarantee that can document sufficient economic and financial capacity to fulfil the contract obligations. o If a parent company guarantee is submitted, the parent company will be rated in an equivalent way so the requirement for creditworthiness thus applies to the parent company. See the annex parent company guarantee. If a tenderer has a justifiable reason for not submitting the documentation required by the contracting authority, he can document his economic and financial capacity by presenting any other document that the Contracting Authority deems appropriate.

Critério: Referências sobre serviços especificados

Descrição do critério de seleção: Only for services: In the reference period, the tenderer has carried out the following important goods deliveries of the requested type, or the following important services of the requested type. The contracting authority can require up to three years experience and allow experience from the previous three years to be taken into consideration. Minimum qualification requirements Tenderers shall have experience from comparable contracts. Documented by a description of the tenderer's up to 3 most relevant assignments in the course of the last 3 years. The description must include a statement of the contract's value, date and recipient (name, telephone number and e-mail address). It is the tenderer's responsibility to document relevance through the description. Tenderers can document their experience by referring to competence of the personnel he has at his disposal and can use this assignment, even if the experience has been worked up while the personnel have served another service provider.

5.1.11. Documentos do concurso

Línguas em que os documentos do concurso estão oficialmente disponíveis: norueguês

Prazo para solicitar informações adicionais: 03/09/2026 10:00:00 (UTC+00:00) hora da Europa Ocidental, GMT

Endereço dos documentos do concurso: <https://permalink.mercell.com/277998963.aspx>

5.1.12. Condições do concurso

Condições de apresentação:

Apresentação por via eletrônica: Necessário

Endereço para apresentação: <https://permalink.mercell.com/277998963.aspx>

Línguas em que podem ser apresentadas as propostas ou pedidos de participação: norueguês

Catálogo eletrônico: Não autorizado

É necessária uma assinatura eletrônica avançada ou qualificada ou um selo eletrônico avançado ou qualificado [conforme definido no Regulamento (UE) n.º 910/2014]

Variantes: Não autorizado

Prazo para a receção das propostas: 15/09/2026 10:00:00 (UTC+00:00) hora da Europa Ocidental, GMT

Duração durante a qual a proposta deve permanecer válida: 6 Meses

Informações sobre a abertura pública:

Data de abertura: 15/09/2026 10:00:00 (UTC+00:00) hora da Europa Ocidental, GMT

Condições do contrato:

A execução do contrato tem de ser efetuada no âmbito de programas de emprego protegido: Não

Faturação eletrônica: Necessário

Serão utilizadas encomendas eletrônicas: sim

Será utilizado o pagamento eletrônico: sim

5.1.15. Técnicas

Acordo-quadro:

Acordo-quadro, sem reabertura de concurso

Número máximo de participantes: 1

Informações sobre o sistema de aquisição dinâmico:

Inexistência de sistema de aquisição dinâmico

5.1.16. Informações adicionais, mediação e recurso

Instância de recurso: Søndre Østfold tingrett

Informações sobre os prazos de recurso: In accordance with the Procurement Regulations.

Organização que fornece mais informações sobre os procedimentos de recurso: Søndre Østfold tingrett

8. Organizações

8.1. ORG-0001

Nome oficial: Fredrikstad kommune

Número de registo: 940039541

Endereço postal: Rådhuset, Nygaardsgaten 14-16

Cidade: FREDRIKSTAD

Código postal: 1606

Subdivisão do país (NUTS): Østfold (NO083)

País: Noruega

Ponto de contacto: Rannveig Kjørvik

Correio eletrónico: rankjo@fredrikstad.kommune.no

Telefone: +47 69306000

Endereço Internet: <http://www.fredrikstad.kommune.no/>

Funções desta organização:

Adquirente

Líder do grupo

8.1. ORG-0002

Nome oficial: Hvaler kommune

Número de registo: 964947082

Cidade: Skjærhalden

Código postal: 1680

Subdivisão do país (NUTS): Østfold (NO083)

País: Noruega

Ponto de contacto: Fredrikstad kommune

Correio eletrónico: rankjo@fredrikstad.kommune.no

Telefone: 69306000

Funções desta organização:

Adquirente

8.1. ORG-0003

Nome oficial: Søndre Østfold tingrett

Número de registo: 926722808

Cidade: FREDRIKSTAD

Código postal: 1601

Subdivisão do país (NUTS): Østfold (NO083)

País: Noruega

Funções desta organização:

Instância de recurso

Organização que fornece mais informações sobre os procedimentos de recurso

Informações sobre o anúncio

Identificador/versão do anúncio: 40cb465e-1c19-47b7-9ca8-3ed4db327615 - 01

Tipo de formulário: Concurso

Tipo de anúncio: Anúncio de concurso ou de concessão – regime normal

Subtipo de anúncio: 16

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