

572030-2026 - Súťaž

Nórsko – Realitné služby (služby s nehnuteľnosťami) – Valuation and valuation

OJ S 158/2026 18/08/2026

Oznámenie o vyhlásení verejného obstarávania alebo oznámenie o koncesii – štandardný režim
Služby

1. Kupujúci

1.1. Kupujúci

Úradný názov: Fredrikstad kommune

E-mail: rankjo@fredrikstad.kommune.no

Typ kupujúceho podľa právnych predpisov: Verejnoprávna inštitúcia pod kontrolou miestneho orgánu

Činnosť verejného obstarávateľa: Všeobecné verejné služby

1.1. Kupujúci

Úradný názov: Hvaler kommune

E-mail: rankjo@fredrikstad.kommune.no

Typ kupujúceho podľa právnych predpisov: Verejnoprávna inštitúcia pod kontrolou miestneho orgánu

Činnosť verejného obstarávateľa: Všeobecné verejné služby

2. Postup

2.1. Postup

Názov: Valuation and valuation

Opis: 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.

Identifikátor postupu: e260f8f9-5c79-4f3b-92c7-2fcd7e1236e6

Interný identifikátor: 2026/980

Druh postupu: Verejná súťaž

Postup je zrýchlený: nie

Hlavné prvky postupu: 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. Účel

Druh zmluvy: Služby

Hlavná klasifikácia (cpv): 70000000 Realitné služby (služby s nehnuteľnosťami)

Doplňujúca klasifikácia (cpv): 70111000 Výstavba obytných nehnuteľností, 70112000

Výstavba neobytných nehnuteľností, 70123100 Predaj obytných nehnuteľností, 70123200

Predaj neobytných nehnuteľností, 70130000 Prenájom vlastných nehnuteľností, 70210000

Prenájom alebo lízing obytných nehnuteľností, 70220000 Prenájom alebo lízing neobytných

nehnuteľností, 70331000 Obytné nehnuteľnosti, 70332000 Neobytné nehnuteľnosti

2.1.2. Miesto plnenia

Nižšia územná jednotka krajiny (NUTS): Østfold (NO083)

Krajina: Nórsko

2.1.4. Všeobecné informácie

Právny základ:

Smernica 2014/24/EÚ

Anskaffelsesforskriften - Procurement Regulations

2.1.6. Dôvody na vylúčenie

Zdroje dôvodov na vylúčenie: Jednotný európsky dokument pre obstarávanie (JED), Oznámenie, Súťažný podklad

Korupcia: 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.

Podvod: 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).

Pranie špinavých peňazí alebo financovanie terorizmu: 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).

Účasť v zločineckej organizácii: 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)

Teroristické trestné činy alebo trestné činy spojené s teroristickými činnosťami: 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.

Detská práca a iné formy obchodovania s ľuďmi: 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).

Porušenie povinností v oblasti environmentálneho práva: 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.

Porušenie povinností v oblasti pracovného práva: 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.

Porušenie povinností v oblasti sociálneho práva: 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.

Dohody s inými hospodárskymi subjektmi s cieľom narušiť hospodársku súťaž: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Závažné odborné pochybenie: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Nepravdivé informácie, neposkytnutie informácií, neschopnosť predložiť požadované dokumenty alebo získanie dôverných informácií o tomto postupe: 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?

Konflikt záujmov z dôvodu účasti na postupe obstarávania: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Priama alebo nepriama účasť na príprave tohto postupu obstarávania: 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?

Predčasné ukončenie zmluvy, škody alebo iné porovnateľné sankcie: 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?

Porušenie povinností stanovených na základe čisto vnútroštátnych dôvodov vylúčenia: 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?

Porušenie povinností platiť príspevky na sociálne zabezpečenie: 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?

Porušenie povinností platiť dane: 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?

Pozastavené podnikateľské činnosti: 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.

Konkurz: 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.

Dohoda s veriteľmi: 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.

Platobná neschopnosť: 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.

Aktíva spravované likvidátorom: 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.

Podobná situácia ako úpadok podľa vnútroštátneho práva: 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. Časť

5.1. Časť: LOT-0000

Názov: Valuation and valuation

Opis: 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.

Interný identifikátor: 2026/980

5.1.1. Účel

Druh zmluvy: Služby

Hlavná klasifikácia (cpv): 70000000 Realitné služby (služby s nehnuteľnosťami)

Doplňujúca klasifikácia (cpv): 70111000 Výstavba obytných nehnuteľností, 70112000

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nehnuteľností, 70331000 Obytné nehnuteľnosti, 70332000 Neobytné nehnuteľnosti

5.1.2. Miesto plnenia

Nižšia územná jednotka krajiny (NUTS): Østfold (NO083)

Krajina: Nórsko

5.1.3. Predpokladané trvanie

Trvanie: 48 Mesiac

5.1.6. Všeobecné informácie

Vyhradená účasť:

Účasť nie je vyhradená.

Projekt verejného obstarávania nie je financovaný z prostriedkov EÚ

Na toto verejné obstarávanie sa vzťahuje Dohoda o vládnom obstarávaní (GPA): nie

5.1.9. Kritériá výberu

Zdroje výberových kritérií: Jednotný európsky dokument pre obstarávanie (JED), Oznámenie, Súťažný podklad

Kritérium: Registrácia v obchodnom registri

Popis výberového kritéria: 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.

Kritérium: Iné ekonomické alebo finančné požiadavky

Popis výberového kritéria: 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.

Kritérium: Referencie na špecifikované služby

Popis výberového kritéria: 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. Súťažné podklady

Jazyky, v ktorých sú súťažné podklady oficiálne k dispozícii: nórcina

Lehota na vyžiadanie doplňujúcich informácií: 03/09/2026 10:00:00 (UTC+00:00)

západoeurópsky čas, GMT

Adresa súťažných podkladov: <https://permalink.mercell.com/277998963.aspx>

5.1.12. Podmienky verejného obstarávania

Podmienky predkladania:

Elektronické predkladanie: Povinná

Adresa na predkladanie: <https://permalink.mercell.com/277998963.aspx>

Jazyky, v ktorých možno predložiť ponuky alebo žiadosti o účasť: nórcina

Elektronický katalóg: Nie je povolená

Vyžaduje sa zdokonalený alebo kvalifikovaný elektronický podpis alebo elektronická pečať [v zmysle nariadenia (EÚ) č. 910/2014]

Varianty: Nie je povolená

Lehota na prijímanie ponúk: 15/09/2026 10:00:00 (UTC+00:00) západoeurópsky čas, GMT

Doba, počas ktorej musí ponuka zostať platná: 6 Mesiace

Informácie o verejnom otváraní ponúk:

Dátum otvorenia: 15/09/2026 10:00:00 (UTC+00:00) západoeurópsky čas, GMT

Podmienky zmluvy:

Plnenie zmluvy sa musí vykonať v rámci programov chránených pracovísk: Nie

Elektronická fakturácia: Povinná

Bude sa využívať elektronické objednávanie: áno

Bude sa využívať elektronická platba: áno

5.1.15. Techniky

Rámcová dohoda:

Rámcová dohoda, bez opätovného vyhlásenia súťaže

Maximálny počet účastníkov: 1

Informácie o dynamickom nákupnom systéme:

Žiadny dynamický nákupný systém

5.1.16. Ďalšie informácie, mediácia a preskúmanie

Organizácia pre preskúmanie: Søndre Østfold tingrett

Informácie o lehotách na preskúmanie: In accordance with the Procurement Regulations.

Organizácia poskytujúca ďalšie informácie o postupy preskúmania: Søndre Østfold tingrett

8. Organizácie

8.1. ORG-0001

Úradný názov: Fredrikstad kommune

Registračné číslo: 940039541

Poštová adresa: Rådhuset, Nygaardsgaten 14-16

Mesto: FREDRIKSTAD

PSČ: 1606

Nižšia územná jednotka krajiny (NUTS): Østfold (NO083)

Krajina: Nórsko

Kontaktné miesto: Rannveig Kjørvik

E-mail: rankjo@fredrikstad.kommune.no

Telefón: +47 69306000

Internetová adresa: <http://www.fredrikstad.kommune.no/>

Roly tejto organizácie:

Kupujúci

Vedúci subjekt skupiny

8.1. ORG-0002

Úradný názov: Hvaler kommune

Registračné číslo: 964947082

Mesto: Skjærhalden

PSČ: 1680

Nižšia územná jednotka krajiny (NUTS): Østfold (NO083)

Krajina: Nórsko
Kontaktné miesto: Fredrikstad kommune
E-mail: rankjo@fredrikstad.kommune.no
Telefón: 69306000
Roly tejto organizácie:
Kupujúci

8.1. **ORG-0003**

Úradný názov: Søndre Østfold tingrett
Registračné číslo: 926722808
Mesto: FREDRIKSTAD
PSČ: 1601
Nižšia územná jednotka krajiny (NUTS): Østfold (NO083)
Krajina: Nórsko
Roly tejto organizácie:
Organizácia pre preskúmanie
Organizácia poskytujúca ďalšie informácie o postupy preskúmania

Informácie o oznámení

Identifikátor/verzia oznámenia: 40cb465e-1c19-47b7-9ca8-3ed4db327615 - 01
Typ formulára: Súťaž
Typ oznámenia: Oznámenie o vyhlásení verejného obstarávania alebo oznámenie o koncesii – štandardný režim
Podtyp oznámenia: 16
Dátum odoslania oznámenia: 14/08/2026 11:22:22 (UTC+00:00) západoeurópsky čas, GMT
Dátum odoslania oznámenia (eSender): 14/08/2026 14:02:56 (UTC+00:00) západoeurópsky čas, GMT
Jazyky, v ktorých je toto oznámenie oficiálne k dispozícii: angličtina
Číslo uverejnenia oznámenia: 572030-2026
Číslo vydania série S úradného vestníka: 158/2026
Dátum uverejnenia: 18/08/2026