

**Norway-Drammen: Construction work**

OJ S 36/2016 20/02/2016

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Advokatfirma Kildebo AS

Postal address: Grønland 70 A

Town: Drammen

Postal code: 3045

Country: Norway

For the attention of: Eirik Rudi

E-mail: [rudi@advokatkildebo.no](mailto:rudi@advokatkildebo.no)**Internet address(es):**Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/3282>Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/140791>**Additional information can be obtained from:**

Official name: Rambøll Norge AS

Postal address: Pb 113, Bragernes

Town: Drammen

Postal code: 3001

Country: Norway

For the attention of: Helene Faugstad Bjertnes

E-mail: [helene.bjertnes@ramboll.no](mailto:helene.bjertnes@ramboll.no)**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

**Tenders or requests to participate must be submitted:** Official name: Rambøll Norge AS

Postal address: Erik Børresens allé 7, Pb 113 Bragernes

Town: Drammen

Postal code: 3001

Country: Norway

For the attention of: Helene F. Bjertnes

**I.2. Type of the contracting authority**

Regional or local agency/office

**I.3. Main activity**

General public services

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: Hurum eiendomsselskap KF [Hurum property company]

Postal address: Skoledalen 12

Town: Tofte

Postal code: 3482

Country: Norway

## Section II: Object of the contract

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### II.1. Description

#### II.1.1. Title attributed to the contract by the contracting authority

Restricted tender competition for the procurement of turnkey contract for construction engineering and technical disciplines for building C and D in construction phase 1. Down town Sætre.

#### II.1.2. Type of contract and place of performance or delivery

Works

Design and execution

Main site or place of performance: Sætre.

NUTS code NO032 Buskerud

#### II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

#### II.1.4. Information about framework agreement

#### II.1.5. Short description of the contract or purchase(s)

Hurum Eiendomsselskap KF and Conceptor Eiendom AS shall begin construction phase 1 for down town Sætre and will in this connection start erecting building C and D.

Building C and D is one five floor building. On the first floor, business activity will be established, but approx. 400 square metres is set aside for municipal services. On the second and third floors sheltered accommodations will be built. Residences will be established on floors four and five.

The building's footprint will be approx. 1 300 square metres. The sheltered accommodations are planned to be approx. 1 200 square metres on each floor. The total volume of the project amounts to approx. 6 000 square metres. We emphasise that this is solely an estimate and that further specification will be given in the tender invitation.

In addition, a parking basement shall be erected under building C and D, but also under building A and B. It is anticipated that the parking basement will have a minimum of 2 400 square metres.

The works shall be executed through two turnkey contracts. A turnkey contract for ground, steel and concrete, and a turnkey contract for construction engineering and technical disciplines. The turnkey contractor shall be responsible for engineering design and execution. This competition concerns construction engineering and technical disciplines. The turnkey contract comprises construction engineering and technical disciplines for building C and D, as well as a parking basement under building A and B and under building C and D.

The contract contains all construction engineering and technical disciplines for all common areas, conduit paths to all floors and fitting works including fixed inventory for Hurum kommune's premises for sheltered accommodations on the second and third floors, as well as municipal services of 400 square metres on the first floor. Fitting works for the remainder of the first floor, as well as the fourth and fifth floor, is not included in this competition.

The contract involves airtight construction for all floors and for the building. Supporting construction and wall slices are established in a separate contract. The works include facades, roof, windows, sheet metal and hardware accessories, floor works, stairs, fixed furnishings, paint works and other necessary furnishing necessary to begin using the premises. Good ability to cooperate with other contractors is required. The contractor has engineering design

responsibility.

The works shall be delivered completed. The border for the contract work goes to the wall, and outdoor shall be carried out in another contract.

The turnkey contractor shall be in charge of engineering design and execution. This is based on the function and quality description, as well as the engineering design which will follow the tender documentation.

A competition will be set up for price and quality in the tender phase.

The area where the buildings shall be established is located in down town, Sætre, cadastral no. /title no. 1/216, 57/741, 57/68. Currently the site is not separate.

Construction start is planned for September/October 2016 and completion for the entire building is anticipated for summer 2018.

The area is zoned for down town purposes, please refer to the zoning plan for down town Sætre, with identification number 2125.

Hurum Eiendomsselskap KF and Conceptor Eiendom AS have higher requirements for good operation with low operating costs.

The project address is Øraveien in down town Sætre.

Rambøll is now underway with the turnkey basis for both of the contracts. Fixed interface will be given between the works to the two turnkey contractors in the tender documentation.

An agreement will be signed with a turnkey contractor according to NS8407. Further information about the contract and contract terms will come in the tender documentation. The turnkey contractor must fulfil the wages and working conditions requirement, cf. the regulation for wages and working conditions in public contracts of 8.2.2008. This requirement will be based on Hurum kommune's general contract conditions to NS 8407.

It is assumed that the turnkey contractor shall be a responsible applicant.

NB: changes may arise in the description above. More detailed information about the project will be given in the tender invitation.

#### **II.1.6. CPV code(s)**

45000000 Construction work, 45215210 Construction work for subsidised residential accommodation, 45211340 Multi-dwelling buildings construction work, 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport, 45213150 Office block construction work

#### **II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

#### **II.1.8. Lots**

This contract is divided into lots: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

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The contract contains all construction engineering and technical disciplines for all common areas, conduit paths to all floors and fitting works including fixed inventory for Hurum kommune's premises for sheltered accommodations on the second and third floors, as well as municipal services of 400 square metres on the first floor. Fitting works for the remainder of the first floor, as well as the fourth and fifth floor, is not included in this competition.

The contract involves airtight construction for all floors and for the building. Supporting construction and wall slices are established in a separate contract. The works include facades, roof, windows, sheet metal and hardware accessories, floor works, stairs, fixed furnishings, paint works and other necessary furnishing necessary to begin using the premises. Good ability to cooperate with other contractors is required. The contractor has engineering design responsibility.

The works shall be delivered completed. The border for the contract work goes to the wall, and outdoor shall be carried out in another contract.

The turnkey contractor shall be in charge of engineering design and execution. This is based on the function and quality description, as well as the engineering design which will follow the tender documentation.

Construction start is planned for September/October 2016 and completion for the entire building is anticipated for summer 2018.

Hurum Eiendomsselskap KF and Conceptor Eiendom AS have higher requirements for good operation with low operating costs.

Rambøll is now underway with the turnkey basis for both of the contracts. Fixed interface will be given between the works to the two turnkey contractors in the tender documentation.

It is assumed that the turnkey contractor shall be a responsible applicant.

NB: changes may arise in the description above. More detailed information about the project will be given in the tender invitation.

#### **II.2.2. Information about options**

Options: no

#### **II.2.3. Information about renewals**

This contract is subject to renewal: no

#### **II.3. Duration of the contract or time limit for completion**

### **Section III: Legal, economic, financial and technical information**

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#### **III.1. Conditions related to the contract**

##### **III.1.1.**

## **Deposits and guarantees required**

Yes, see the later tender documentation.

### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

Yes, see the later tender documentation.

### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

## **III.2. Conditions for participation**

### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: (1) The tenderer shall have their tax, employer contributions and VAT payments in order. Tax Certificate must not be older than 6 months calculated from the tender deadline expiry.

— Tax certificate.

— Foreign tenderers shall present certificates from equivalent authorities as the Norwegian authorities.

2) The tenderer must be a legally established company.

— Norwegian companies: Company Registration Certificate.

Foreign companies: Proof that the company is registered in a trade register business register as prescribed by the law of the country where the tenderer is established.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: (1) The company's last two Annual Financial Statements and auditor's statement, as well as newer information of relevance for the company's fiscal figures.

(2) Credit evaluation/rating, not older than three months, and which is based on the last known accounting figures. The rating should be carried out by an officially certified credit rating institution.

Minimum level(s) of standards possibly required: Tenderers shall have sufficient financial strength to comply with the contractual obligations.

Creditworthiness with no requirement for guarantees will be sufficient to meet the requirement.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

(1) Report on the contractor's three most relevant assignments during the last 5 years. This includes the name of the contracting authority, a description of the assignment's scope and value, date of implementation, reference(s) from the contracting authority (name, telephone no., and e-mail address), contract practice as well as a brief description of the project. The contracting authority retains the right to contact the reference persons if needed.

(2) Organisational chart for the turnkey contractor's activity with report for the turnkey contractor's staffing, including statement of the staffing function/rolls.

(3) Report regarding the tenderer's quality assurance system/ quality management system, max. one (1) A4 page.

or

A copy of the system certificate issued by an accredited certification body or equivalent documentation.

(4) A description of the company's environmental goals and environmental policy, competence strategy for the environmental field, as well as a description of existing routines on how the assignment shall be executed in an environmental reliable manner. Maximum one A4 page.  
or

If the company has an environmental management system verified by a third-party, such as NS-EN ISO 14001, the EMAS — Eco-Management and Audit Scheme, the Eco-Lighthouse scheme or equivalent, it is sufficient to enclose a valid certificate thereof.

(5) Documentation that the tenderer will obtain central approval or local approval for responsibility in enterprise classification 3.

Minimum level(s) of standards possibly required:

(1) The tenderer shall have experience from a minimum of three similar assignments during the last 5 years. By similar assignments, we mean construction of this size and complexity with the same/complex form of contract.

(2) The tenderer shall have sufficient implementation ability and capacity.

(3) A good and well-functioning quality assurance system is required for the services that are to be provided.

(4) The tenderer must have a satisfactory environmental management system.

(5) The turnkey contractor shall have central certification or be qualified for local certification for responsibility in enterprise classification 3.

#### **III.2.4. Information about reserved contracts**

#### **III.3. Conditions specific to services contracts**

##### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: no

##### **III.3.2. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

Restricted

##### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 8

Objective criteria for choosing the limited number of candidates: Criteria and weighting is fixed in the pre-qualification documentation point 5.

##### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

**IV.2.2. Information about electronic auction**

An electronic auction will be used: no

**IV.3. Administrative information****IV.3.1. File reference number attributed by the contracting authority**

003/2016

**IV.3.2. Previous publication concerning this procedure**

no

**IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Payable documents: no

**IV.3.4. Time limit for receipt of tenders or requests to participate**

21.3.2016 - 10:00

**IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

23.3.2016

**IV.3.6. Languages in which tenders or requests to participate may be submitted**

Other: Norwegian.

**IV.3.7. Minimum time frame during which the tenderer must maintain the tender****IV.3.8. Conditions for opening of tenders****Section VI: Complementary information**

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**VI.1. Information about recurrence**

This is a recurrent procurement: no

**VI.2. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**VI.3. Additional information****VI.4. Procedures for review****VI.4.1. Review body****VI.4.2. Review procedure****VI.4.3. Service from which information about the review procedure may be obtained****VI.5. Date of dispatch of this notice**

18.2.2016