

NO-Oslo: Buying and selling of real estate

OJ S 48/2013 08/03/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Boligbygg Oslo KF

Postal address: Postboks 1192 Sentrum

Town: Oslo

Postal code: 0107

Country: Norway

For the attention of: Ingrid Dietrichson

Telephone: +47 02180

Internet address(es):

General address of the contracting authority: <http://www.boligbygg.oslo.kommune.no/>

Additional information can be obtained from:

the abovementioned address

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: the abovementioned address

I.2. Type of the contracting authority

Regional or local agency/office

I.3. Main activity

Housing and community amenities

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

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

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

Valuation in connection with rent reviews

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

Services

Service category No 27: Other services

Main site or place of performance: Oslo, Norway.

NUTS code

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

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Maximum number Envisaged maximum number of participants to the framework agreement
: 3

Duration of the framework agreement

Duration in years: 2

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

Boligbygg requests tenders for valuation in connection with rent reviews of flats, including evaluations of the going rates and the rent market for award authority's rental properties, and other assessment work of various kinds, such as condition evaluation, surveys, etc. Value estimation in connection with sale of properties is not included in the contract.

Rent evaluations are collected in connection with award authority's rental properties in Oslo, both when signing new contracts, carrying out rent adjustments of already signed contracts and at times of contract renewals. Mainly, it is the going rates for each individual property that shall be evaluated, but if the market has fallen and is lower than the current level of rents, the going market rent for the properties must be considered.

The rent valuations requested by award authority are approximately 1900 - 2100 valuations per year. Contractual intervals for rent adjustments and contract renewals will have an impact on the annual number of rent valuations that will be ordered. Estimated volume will be distributed equally between the contract providers in the contract period.

NOTE: To register your interest in this notice and obtain any additional information please visit the Doffin Web Site at http://www.doffin.no/Search/Search_Switch.aspx?ID=285388 .

II.1.6. CPV code(s)

70120000 Buying and selling of real estate, 70130000 Letting services of own property, 70300000 Real estate agency services on a fee or contract basis, 55250000 Letting services of short-stay furnished accommodation, 75123000 Administrative housing services, 70333000 Housing services

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

The rent valuations requested by award authority are approximately 1900 - 2100 valuations per year. Contractual intervals for rent adjustments and contract renewals will have an impact on the annual number of rent valuations that will be ordered.

II.2.2. Information about options

Options: yes

Description of options: 1 + 1 years.

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

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

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

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) Other documentation required (please state below)
See tender documents.

III.2.2. Economic and financial ability

List and brief description of conditions: (1) Other documentation required (please state below)
See tender documents.

III.2.3. Technical and professional ability

List and brief description of conditions:
(1) Other documentation required (please state below)
See tender documents.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

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: yes

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

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

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

IV.3.2. Previous publication concerning this procedure

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

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

17.4.2013 - 12:00

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

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

VI.1. Information about recurrence

VI.2. Information about European Union funds

VI.3. Additional information

(NT Ref:285435)

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

4.3.2013