

Norway-Oslo: Repair and maintenance services
OJ S 53/2014 15/03/2014
Contract notice – utilities
Services

Directive 2004/17/EC

Section I: Contracting entity

I.1. Name and addresses

Official name: Rom Eiendom AS

National registration number: 980 374 505

Postal address: Schweigaards gate 23

Town: Oslo

Postal code: 0048

Country: Norway

For the attention of: June Eikeseth

E-mail: june.eikeseth@nsb.no

Telephone: +47 93240277

Internet address(es):

General address of the contracting entity: <http://www.romeiendom.no/>

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/3792>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/113774>

Additional information can be obtained from:

the abovementioned address

Specifications and additional documents (including documents for a dynamic purchasing system) can be obtained from: the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address

I.2. Main activity

Railway services

Other: Property

I.3. Contract award on behalf of other contracting entities

The contracting entity is purchasing on behalf of other contracting entities: no

Section II: Object of the contract

II.1. Description

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

Framework agreement for service and maintenance of ventilation, heating, cooling and automation systems.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: throughout the country bounded by Bodø to the North.

NUTS code NO Norge

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

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 18 000 000 NOK

Frequency and value of the contracts to be awarded: The bulk of the framework agreement covers fixed service assignments on these facilities at the agreed rate. In addition, the contracting authority orders the various tasks and services as needed.

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

The framework agreement covers service and maintenance of ventilation, heating, cooling and automation systems. The necessary goods and materials to being able to undertake the necessary service will be included in the agreement. The vendor must have a contingency arrangement for rapid response for acute needs in special locations/facilities.

The service and maintenance agreement is not an exclusive contact: the contracting authority may choose to use its FM (facilities management) operator ISS Property to carry out all or part of the task.

The agreement also includes upgrades to the facilities and new installations, but the contract is not exclusive, so that the contracting authority may choose to use other providers.

The vendor should be able to offer consulting/advisory services within all areas that naturally fall within the agreement, and be able to conduct indoor air quality analysis, an energy assessment of the technical facilities and be able to prepare operating and maintenance instructions.

The vendor should be able to assist with updating and preparation of the "as built" drawings.

The vendor should be able to assist with information and training/courses for both technicians and users within the subject area, including indoor air quality/environment, health safety and environment, security/IC, Control/automation, energy.

Vendors are expected to work together with the contracting authority on improvements, and the vendor is [to be] proactive.

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50730000 Repair and maintenance services of cooler groups, 45000000 Construction work, 45300000 Building installation work, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 45331200 Ventilation and air-conditioning installation work

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

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for one or more lots

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 agreement comprises 3 sub-contracts, all estimated at a magnitude of [NOK] 3 million per year. The total for all regions estimated at [NOK] 9 million per year. The agreement has a fixed duration of 2 years with a possibility for the customer to exercise the option for one + one year. The total scope, including options, is estimated at 36 million NOK.

Estimated value excluding VAT: 36 000 000 NOK

II.2.2. Information about options

Options: yes

Description of options: The framework agreement is fixed for 2 years with the option for the customer to exercise the option for one + one year.

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Duration in months: 024 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: The East Region

1) Short description

Framework agreement for service and maintenance of ventilation, heating, cooling and automation systems in the East Region, cf. the pre-qualification documentation.

2) CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50730000 Repair and maintenance services of cooler groups, 45000000 Construction work, 45300000 Building installation work, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 45331200 Ventilation and air-conditioning installation work

3) Quantity or scope

An estimate of the scope for the region is [NOK] 3 million per year.

Lot No: 2

Lot title: The Southwest Region

1) Short description

Framework agreement for service and maintenance of ventilation, heating, cooling and automation systems in the Southwest Region, cf. the pre-qualification documentation.

2) CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50730000 Repair and maintenance services of cooler groups, 45000000 Construction work,

45300000 Building installation work, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 45331200 Ventilation and air-conditioning installation work

3) Quantity or scope

An estimate of the scope for the region is [NOK] 3 million per year.

Lot No: 3

Lot title: The North Region

1) Short description

Framework agreement for service and maintenance of ventilation, heating, cooling and automation systems in the North Region, cf. the pre-qualification documentation.

2) CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50730000 Repair and maintenance services of cooler groups, 45000000 Construction work, 45300000 Building installation work, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 45331200 Ventilation and air-conditioning installation work

3) Quantity or scope

An estimate of the scope for the region is [NOK] 3 million per year.

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: Requirement: The supplier shall be a legally established enterprise.

Documentation requirement: Company Registration Certificate or equivalent from the vendor's home state.

Requirement: The vendor must confirm that the firm works systematically to comply with health, environment and safety legislation and satisfies the Internal Control Regulations.

Documentation requirement: Signed HSE self-declaration; cf. Annex I, HSE self-declaration template

III.2.2. Economic and financial ability

List and brief description of conditions: Requirement: The vendor must have delivered its assignments and paid its taxes and employer contributions.

Documentation Requirement: Tax Certificate. The certificate must not be more than six months old calculated from the deadline for receipt of the application. Any arrears or other offences must be justified. If the applicant is planning to use sub-contractors, tax certificates must also be provided for them.

Requirement: The vendor must have delivered its assignments and paid VAT.

Documentation requirement: VAT tax certificate. The certificate must not be more than six months old calculated from the deadline for receipt of the application. Any arrears or other offences must be justified. If the applicant is planning to use sub-contractors, tax certificates for VAT must also be provided for them.

Requirement: The tenderer must have good solvency and also a financial capacity that is sufficient to execute the contract.

Documentation requirement:

- Annual report last three years,
- Annual accounting last accounting year,
- Credit assessment from independent credit assessment company.

Documentation must be connected to the unit (correct business registration number) that will be responsible for the bid.

III.2.3. Technical and professional ability

List and brief description of conditions: Requirement 1: Tenderers must have proven experience within the service area. Section 1.2

Documentation requirement: List of the most important and relevant deliveries or services performed during the past three years, including information about the value, time, and the name of the public or private recipients; cf. Appendix L.

Reference descriptions cf. Appendix M.

Requirement 2: The tenderer must have sufficient capacity and ability to execute the contract. This is true both for the total expertise by region and the ability to organize work over a larger geographical area.

Documentation requirement: Enclose an overview of the total manpower of the company, including an organisation chart.

This applies to each region for which the provider wants to submit tenders; cf. section in Appendix 1:

Region 1: East. Region 2: South-West. Region 3: North.

The tender must include overview of staffing and expertise by region.

The tenderer shall give an account of how much capacity (in % of total capacity) will be dedicated to the framework agreement.

Tenderers shall give an account of how the framework agreement will be organized within the region.

The tenderer shall state what proportion of the contract might be performed by subcontractors. Fill out Appendix H.

Requirement 3: The tenderer shall have a satisfactory quality assurance system.

Documentation Requirement: The tenderer shall provide a description of the company's quality assurance system. Attach the QA system's table of contents.

In addition, we ask the tenderer to specifically explain how health, environment and safety will be ensured by the performance of work with reference to the QA system.

Requirement 4: The tenderer shall have a central authentication, minimum class 2 (SØK, PRO, UTF)

Documentation requirement: The tenderer shall enclose a central authentication class 2, or

document compliance with requirements from central or local accreditation.

Requirement 5: The tenderer shall have procedures/methods which ensure compliance throughout the contract period with the environmental requirements and criteria laid down in the tender documentation.

Documentation requirement: Signed declaration concerning the environmental management system or a copy of a valid certificate for those tenderers certified by ISO or EMAS.

Requirement 6: Tenderers shall work systematically in their business to comply with ILO core conventions, the UN Convention, and labour legislation in the producer's country.

Documentation requirement: Signed declaration regarding social and ethical issues, see Appendix K. If the vendor is certified to SA-8000 or is a member of the Ethical Trading Initiative, present this evidence as well.

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

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures): no

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of the criteria stated in the specifications or in the invitation to tender or to negotiate

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 entity

A-92699

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents

(except for a DPS)

Payable documents: no

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

27.3.2014 - 12:00

IV.3.5. Languages in which tenders or requests to participate may be submitted

Other: Norwegian

IV.3.6. Minimum time frame during which the tenderer must maintain the tender

IV.3.7. Conditions for opening of tenders

Section VI: Complementary information

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

11.3.2014