

Norway-Oslo: Real estate agency services on a fee or contract basis

OJ S 56/2017 21/03/2017

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Oslo kommune, Eiendoms- og byfornyelsesetaten

National registration number: 874 780 782

Postal address: Christian Kroghs gate 16

Town: Oslo

NUTS code: NO Norge

Postal code: 0105

Country: Norway

Contact person: Christine Frølich-Braathen

E-mail: postmottak@eby.oslo.kommune.no

Telephone: +47 21802180

Internet address(es):Main address: <https://www.oslo.kommune.no/politikk-og-administrasjon/etater-og-foretak/eiendoms-og-byfornyelsesetaten/>Address of the buyer profile: <https://kgv.doffin.no/ctm/Company/CompanyInformation/Index/3582>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/152831>

Additional information can be obtained from the abovementioned address

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

I.4. Type of the contracting authority

Regional or local agency/office

I.5. Main activity

Other activity: urban development and property administration

Section II: Object

II.1. Scope of the procurement**II.1.1. Title**

Framework agreement for the procurement of real-estate services.

Reference number: 17/56

II.1.2. Main CPV code

70300000 Real estate agency services on a fee or contract basis

II.1.3.

Type of contract

Services

II.1.4. Short description

The objective of the contract is to cover the contracting authority's continuous requirement for real estate agent services through the establishment of a framework agreement.

The framework agreement shall include the following categories:

- Category 1: Sales of residences and leisure homes;
- Category 2: Sales of business properties (including property company/Ltd);
- Category 3: Consultancy services in connection with purchases, sales and hire of properties;
- Category 4: Settlement assignments;
- Category 5: Market search assignments.

The Contracting Authority intends to enter into parallel framework agreements with two tenderers per category, presuming that there are two suitable tenderers and tenders. The tenderers are invited to submit tenders for as many categories as they want. However, alternative tenders are not accepted.

II.1.5. Estimated total value

II.1.6. Information about lots

This contract is divided into lots: yes
Tenders may be submitted for all lots

II.2. Description

II.2.1. Title

Sales of residences and leisure homes
Lot No: 1

II.2.2. Additional CPV code(s)

70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 70123000 Sale of real estate , 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70310000 Building rental or sale services, 70311000 Residential building rental or sale services, 70000000 Real estate services

II.2.3. Place of performance

NUTS code: NO Norge
Main site or place of performance: Oslo.

II.2.4. Description of the procurement

See the tender documentation for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/06/2017 End: 31/05/2019
This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

The contract has an option for 1+1 year prolongation. The total framework agreement period is 4 years.

II.2.13. Information about European Union funds

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

II.2.14. Additional information

II.2. Description

II.2.1. Title

Sales of business properties (including property company/Ltd.)

Lot No: 2

II.2.2. Additional CPV code(s)

70310000 Building rental or sale services, 70311000 Residential building rental or sale services, 70322000 Vacant-land rental or sale services, 70120000 Buying and selling of real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70300000 Real estate agency services on a fee or contract basis, 70000000 Real estate services

II.2.3. Place of performance

NUTS code: NO Norge

Main site or place of performance: Oslo.

II.2.4. Description of the procurement

See the tender documentation with annexes for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/06/2017 End: 31/05/2019

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

The contract has an option for 1+1 year prolongation. The total framework agreement period is 4 years.

II.2.13.

Information about European Union funds

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

II.2.14. Additional information

II.2. Description

II.2.1. Title

Consultancy services in connection with purchases, sales and hire of properties
Lot No: 3

II.2.2. Additional CPV code(s)

79413000 Marketing management consultancy services, 85312320 Counselling services, 79342000 Marketing services, 85312300 Guidance and counselling services, 70000000 Real estate services, 70322000 Vacant-land rental or sale services, 70120000 Buying and selling of real estate, 70110000 Development services of real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate

II.2.3. Place of performance

NUTS code: NO Norge
Main site or place of performance: Oslo.

II.2.4. Description of the procurement

See the tender documentation with annexes for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/06/2017 End: 31/05/2019
This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes
Description of options:
The contract has an option for 1+1 year prolongation. The total framework agreement period is 4 years.

II.2.13. Information about European Union funds

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

II.2.14. Additional information

II.2. Description

II.2.1. Title

Settlement assignments

Lot No: 4

II.2.2. Additional CPV code(s)

70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70000000 Real estate services

II.2.3. Place of performance

NUTS code: NO Norge

Main site or place of performance: Oslo.

II.2.4. Description of the procurement

See the tender documentation with annexes for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/06/2017 End: 31/05/2019

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

The contract has an option for 1+1 year prolongation. The total framework agreement period is 4 years.

II.2.13. Information about European Union funds

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

II.2.14. Additional information

II.2. Description

II.2.1. Title

Market search assignments

Lot No: 5

II.2.2. Additional CPV code(s)

79310000 Market research services, 70000000 Real estate services, 70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 79311200 Survey conduction services, 70120000 Buying and selling of real estate

II.2.3. Place of performance

NUTS code: NO Norge

Main site or place of performance: Oslo.

II.2.4. Description of the procurement

See the tender documentation with annexes for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 01/06/2017 End: 31/05/2019

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

The contract has an option for 1+1 year prolongation. The total framework agreement period is 4 years.

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

— Qualification requirement for categories 1, 2 and 4:

The company shall employ minimum 3 real estate agents who comply with the requirements given in the Estate agency act.

— Qualification requirement for categories 3 and 5:

The tenderer shall have minimum 3 employees.

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.1. Information about a particular profession

Execution of the service is reserved to a particular profession Reference to the relevant law, regulation or administrative provision:

Services included in contracts 1, 2 and 4 are regulated by Estate agency law and regulations.

III.2.2. Contract performance conditions

The tenderer is required to offer electronic invoices in Electronic Commerce Format (ECF) from the date of contract signing. A separate contract with an access point must be signed as a Tenderer.

III.2.3. 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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open procedure

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 10

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 24/04/2017 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

Norwegian

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 22/07/2017

IV.2.7. Conditions for opening of tenders

Date: 24/04/2017 Local time: 12:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: Eiendoms- og byfornyelsesetaten

Postal address: Postboks 490, Sentrum
Town: Oslo
Postal code: 0105
Country: Norway
E-mail: postmottak@eby.oslo.kommune.no

VI.5. Date of dispatch of this notice

17/03/2017