

**LV-Riga: Property management services of real estate on a fee or contract basis**

OJ S 67/2013 05/04/2013

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: VAS "Privatizācijas aģentūra"

Postal address: K.Valdemāra 31

Town: Rīga

Postal code: LV-1887

Country: Latvia

Contact person: Privatizācijas aģentūra

For the attention of: Antra Ripa

E-mail: [antra.ripa@pa.gov.lv](mailto:antra.ripa@pa.gov.lv)

Telephone: +371 67021336

Fax: +371 67830363

**Internet address(es):**General address of the contracting authority: <http://www.pa.gov.lv>Address of the buyer profile: <http://www.pa.gov.lv>**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**

Other: Valsts akciju sabiedrība

**I.3. Main activity**

Other: Privatizācija

**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**

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**II.1. Description****II.1.1. Title attributed to the contract by the contracting authority**

Privatizācijas aģentūras valdījumā esošo dzīvojamo māju pārvaldīšana Pierīgas reģionā.

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

Services

Service category No 14: Building-cleaning services and property management services

Main site or place of performance: Pierīga.

NUTS code LV007 Pierīga

### **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)**

Privatizācijas aģentūras valdījumā esošo dzīvojamo māju pārvaldīšana Pierīgas reģionā.

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

70330000 Property management services of real estate on a fee or contract basis

### **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**

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

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

Dzīvojamo māju, palīgēku un piesaistīto zemesgabalu pārvaldīšana atbilstoši Dzīvojamo māju pārvaldīšanas likumā noteiktajām obligāti veicamajām pārvaldīšanas darbībām un iepirkuma līguma noteikumiem.

Estimated value excluding VAT: 24 426,36 LVL

#### **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**

Duration in months: 36 (from the award of the contract)

## **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**

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

Dzīvojamo māju pārvaldīšanas likums.

#### **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: yes

Description of particular conditions: Ietverti līguma projektā: komunālo pakalpojumu līgumu slēgšana, piedziņu veikšana, īres līgumu pārjaunošana, kopsapulču sasaukšana, pārskatu iesniegšana.

### **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: Pieredze dzīvojamo māju pārvaldīšanā viens gads, vismaz viena pretendenta darbinieka profesionālā kvalifikācija dzīvojamo māju pārvaldīšanā ar vismaz ceturto profesionālās kvalifikācijas līmeni un spēja nodrošināt pārvaldīšanas pakalpojuma sniegšanu.

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

List and brief description of conditions: Tehniskie resursi, kas nepieciešami pārvaldīšanas pakalpojuma sniegšanai.

Minimum level(s) of standards possibly required: Informācija par pretendenta tehniskajām priekšrocībām.

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

List and brief description of conditions:

Tehniskais personāls, darbinieks ar profesionālo kvalifikāciju dzīvojamo māju pārvaldīšanā ar vismaz ceturto profesionālās kvalifikācijas līmeni.

Minimum level(s) of standards possibly required:

Personāla un piesaistāmo speciālistu saraksts.

### **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: yes

Reference to the relevant law, regulation or administrative provision: Dzīvojamo māju pārvaldīšanas likums.

#### **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**

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### **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**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

### **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**

PA 2013/36

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

no

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

Time limit for receipt of requests for documents or for accessing documents: 14.5.2013 - 16:00

Payable documents: no

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

14.5.2013 - 16:00

#### **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**

Latvian.

#### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

#### **IV.3.8. Conditions for opening of tenders**

Date: 14.5.2013 - 16:00

Place:

K.Valdemāra 31, Rīga.

Persons authorised to be present at the opening of tenders: yes

Information about authorised persons and opening procedure: Visas ieinteresētās personas.

## **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**

Official name: Iepirkumu uzraudzības birojs

Postal address: Eksporta iela 6

Town: Rīga

Country: Latvia

E-mail: [pasts@iub.gov.lv](mailto:pasts@iub.gov.lv)

Telephone: +371 67326719

Fax: +371 67326720

**VI.4.2. Review procedure**

**VI.4.3. Service from which information about the review procedure may be obtained**

Official name: Iepirkumu uzraudzības birojs

Postal address: Eksporta iela 6

Town: Rīga

Country: Latvia

E-mail: [pasts@iub.gov.lv](mailto:pasts@iub.gov.lv)

Telephone: +371 67326719

Fax: +371 67326720

**VI.5. Date of dispatch of this notice**

3.4.2013