

Switzerland-Berne: Construction work
OJ S 72/2016 13/04/2016
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Federal Office for Buildings and Logistics (FOBL) Project Management Abroad
Postal address: Fellerstrasse 21
Town: Berne
Postal code: 3003
Country: Switzerland
Contact person: Public Tenders

Additional information can be obtained from:

Official name: Federal Office for Buildings and Logistics (FOBL) Project Management Abroad
Internet address: http://www.simap.ch/shabforms/servlet/Search?NOTICE_NR=909817

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: Federal Office for Buildings and Logistics (FOBL) Public Tenders

Postal address: Fellerstrasse 21
Town: Berne
Postal code: 3003
Country: Switzerland

For the attention of: (b1207-1) New construction Swiss embassy in Seoul, consulate and residence — GC

E-mail: beschaffung.wto@bbl.admin.ch

I.2. Type of the contracting authority

Ministry or any other national or federal authority, including their regional or local subdivisions

I.3. Main activity

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

Section II: Object of the contract

II.1. Description

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

(b1207-1) For the new construction of the Swiss embassy, consulate and residence in Seoul we are looking for a General Contractor (GC).

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

Works

Execution

Main site or place of performance: 32-10 Songwol-dong, Jongno-gu, Seoul, Korea.

NUTS code

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

II.1.4. Information about framework agreement

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

The Swiss Embassy in Seoul is located in the Jongno-gu district, in the north-western part of the city centre. Its consulate and residence buildings could not comply with a modern embassy's requirements any more. That is why the Federal Office for Buildings and Logistics (FBL) launched an international architecture competition in 2012, in order to replace both buildings.

Project's official budget: 15 400 000 CHF, of which up to 9 805 000 CHF is allocated for building costs (without reserves).

Key Figures: BCC 100:

- 899;
- site area ST (according to Standard SIA 416): 2 377 m²;
- total floor area SP (according to Standard SIA 416): 3 541 m²;
- total floor area according to Korean Standard: 2 878 m²;
- main usable floor area SUP (according to Standard SIA 416): 1 522 m²;
- building volume VB (according to Standard SIA 416): 14 042 m³;
- number of work stations: approx. 30.

II.1.6. CPV code(s)

45000000 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

II.2.2. Information about options

II.2.3. Information about renewals

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

Confirmation letter from the guarantor, bank or insurance company, that the following bonds can be granted (see qualification criterion E2.5).

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

Costs to be included: details to follow in the call for bids (2nd Phase).

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

Are allowed. Providing one bidder accepts overall responsibility (lead management). Those involved are to be listed, together with the role they play (form E1).

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: General conditions of participation: without indications.

Subcontractor: are allowed. Those involved are to be listed together with their assigned roles.

III.2. Conditions for participation

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

III.2.2. Economic and financial ability

List and brief description of conditions: Suitability criteria.

All commercially and technically competent companies which simultaneously provide the following proof of suitability: (No. 3.8), are asked to submit an offer in KRW.

Justifications required: The proof of suitability listed below must be submitted together with the offer, otherwise the offer cannot be processed.

Technical competence:

— E1: Corporate Structure.

E1.1 Organizational chart and all staff proposed for the realisation of the building project, meeting quality, cost and time goals. In particular, all key personnel from the sub- and/or co-contractors listed in the questionnaire should possess sufficient training, experience, and foreign language skills (at least English).

E1.2 Sufficient IT infrastructure and office equipment for timely realization.

E1.3 Clear definition of cooperation, distinction of services, interfaces and responsibilities of project organization (for example, between general contractor and subcontractor or within the bidder consortium).

— E2 Company's key figures.

E2.1 Annual turnover over 3 years > 20 000 000 000 KRW/year.

E2.2 Liquidity > 4 000 000 000 KRW.

E2.3 Corporate property damage liability insurance > 1 000 000 000 KRW.

E2.4 Corporate personal injury liability insurance > 2 000 000 000 KRW.

E2.5 Confirmation letter from the guarantor (bank or insurance company) that the following bonds can be granted:

— Performance bond in the amount of not less than 15 % of the proposal's amount.

— Advance payment bond in the amount of 100 % of the first payment according to the payment plan (only in case of advance payment).

— Warranty bond in the amount of not less than 3 % of the total construction cost, limited to 2 years, due at time of final payment.

E2.6 Bidder's absence of debts, not older than 3 months.

E2.7 Excerpt from commercial registry or equivalent document, not older than 3 months.

— E3 Quality Management.

E3.1 Quality management system (such as ISO certificate or equivalent quality design system).

E3.2 Documentation of the quality management system with regard to practical implementation:

- Quality of documentation and design: such as the number of CAD-trained employees, virtual project platform, structure of document storage.
- Health and safety: number and type of accidents in the last 3 years, health and safety measures taken.
- Building sites: such as site supervision, execution quality, cleanliness, safety, type and nature of the building site facilities, machinery, organization.

— E4 GC's main reference.

E4.1 Reference building 1: the bidder proposes 1 reference building located in Seoul agglomeration, that was completed in the last 10 years, with a comparable size (around 2 000 m²) and that was implemented with high-end finishes of façades, roof and fit-out.

This building will be visited and evaluated by the client and the architect. The bidder shall organize the visit with the architect, which will take place on the 16., 17. or 18.5.2016.

— E5 GC's other references.

E5.1 Reference building 2: the bidder proposes 1 reference building located in South Korea, that was completed in the last 10 years, with similar characteristics, technical specialities, construction volume, high-end finishes such as embassy, museum, hotel, etc.

E5.2 Reference building 3: the bidder proposes 1 reference building with similar project organization, located in South Korea and that was completed in the last 10 years, such as a construction in cooperation with a contracting authority from abroad, if possible Europe, and/or with the same sub-contractors.

E5.3 Reference building 4: the bidder proposes 1 reference building that he wishes to propose, with a similarity to justify by the bidder, located worldwide, that was completed in the last 10 years.

— E6 Sub-contractors' references.

E6.1 Reference building 5 — subcontractor 1: special civil engineering works. The bidder shall specify the sub-contractor's name and details he intends to work with, for the special civil engineering works, and attach at least 1 corresponding reference building in South Korea, that was completed in the last 10 years, with pictures to the file.

E6.2 Reference building 6 — subcontractor 2: exposed concrete façade. The bidder shall specify the sub-contractor's name and details he intends to work with, for the exposed concrete façade, and attach at least 1 corresponding reference building in South Korea, that was completed in the last 10 years, with pictures to the file.

E6.3 Reference building 7 — subcontractor 3: carpentry. The bidder shall specify the sub-contractor's name and details he intends to work with, for the carpentry, and attach at least 1 corresponding reference building in South Korea, that was completed in the last 10 years, with pictures to the file.

E6.4 Reference building 8 — subcontractor 4: exterior windows and doors. The bidder shall specify the sub-contractor's name and details he intends to work with, for the exterior windows and doors, and attach at least 1 corresponding reference building in South Korea, that was completed in the last 10 years, with pictures to the file.

E6.5 Reference building 9 — subcontractor 5: fit-out. The bidder shall specify the sub-contractor's name and details he intends to work with, for the fit-out, and attach at least 1 corresponding reference building in South Korea, that was completed in the last 10 years, with pictures to the file.

— E7 Registration Standard of Construction Industry.

E7 The bidder has to prove its registration to the Registration Standard of Construction Industry in South Korea (schedule 2, 13th article, 14.11.2014 amendment). Registration Standard of Construction Industry is based on the 9th article of the Basic Regulation of Construction Industry (Registration of Construction Industry, Code n. 13465 article, 8.11.2015 amendment).

- E8 Anticorruption Declaration.
E8 Willingness to sign an anti-corruption declaration.
- E9 Secrecy Agreement.
E9 Willingness to sign a secrecy agreement.
- E10 Self-declaration.
E10 Willingness to sign a self-declaration.

III.2.3. Technical and professional ability

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

Restricted

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

Envisaged number of candidates: 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

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

(b1207-1) 620.000

IV.3.2. Previous publication concerning this procedure

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

4.5.2016 - 23:55

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

English.

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

Partial offers are not permitted.

Conditions for countries not party to the WTO agreement: none.

Terms of business: details to follow in the call for bids (2nd Phase).

Negotiations: negotiations are reserved.

Basic procedural principles: The client only awards public commissions for services in Switzerland to tenderers who comply with job security regulations and the conditions of work for employees, and provide equal payment for men and women. If work is performed abroad, the tenderer undertakes to comply with the fundamental conventions of the International Labour Organization (ILO) in accordance with Appendix 2a to the PPO.

Additional information:

1. Approval of realization by a legally binding construction permit is a condition for starting construction.
2. Site visit: No site visit shall occur during the pre-qualification phase. A site visit will be organized for the 2nd phase.
3. Division of the Building Contract into Lots (Partial Contracts): The contracting authority reserves the right to divide the announced building contract into different lots (partial contracts).
4. Confidentiality/Secrecy:
 - The contracting authority and the bidder shall treat as confidential all information that is neither obviously or generally accessible.
 - A bidder outside of Switzerland shall meanwhile agree that in the case of a negative suitability test, their elimination from the procedure can legally be published. Article 8 para. 1 letter d of the Federal Law on Public Procurement (BöB) does not apply in this respect. The corresponding statement (form U) with the secrecy agreement (form E9) must be signed and turned in .
 - Alternatively, bidders outside of Switzerland may, analogous to art. 11b para. 2 of the Administrative Procedures Act (APA, SR 172.021), designate a delivery address in Switzerland.
5. The tendering procedure will occur in 2 phases:
 - Pre-qualification.
 - Call for bids: only the pre-qualified participants will be admitted to tender.
 - Intended deadline for submitting bids: August 2016.
6. Validity of offers: details to follow in the call for bids (2nd Phase).
7. The client reserves the right (in accordance with Article 13, paragraph 1, letter h of the Public Procurement Ordinance) to award a new, similar type of construction contract which is based on the basic contract in accordance with the discretionary award process.

www.simap.ch

Statement of rights of redress: Pursuant to Art. 30 of the Federal Act on Public Procurement, an appeal against this publication may be filed within 20 days since notification in writing in an official language of Switzerland to the Federal Administrative Court, Postfach, 9023, St.

Gallen. The appeal petition must be submitted in duplicate and must contain the application, the grounds of appeal with details of the evidence and the signature of the appellant or his agent; a copy of the present publication and documents cited as evidence must be attached, provided they are in the appellant's possession.

Delivery date / Remarks:

Deadline / Remarks: (Date of Postmark) Note on the submission of offers: place for submission see No. 1.2 above.

a) Delivery to the FOBL's reception desk, Fellerstrasse 21., 3003 Bern (by the bidder themselves or by courier): The bid must be handed over no later than on the abovementioned submission date during the lodge opening hours 7:30-12:00 and 13:00-16:00 for the issuance of a receipt from the FOBL.

b) Delivery to the Swiss embassy in Seoul (or another Swiss Representation abroad): Foreign bidders can deliver their application for participation no later than the above-named deadline and during business hours for the issuance of a receipt from a consular representative or Swiss embassy in their country. In doing so, they are obligated to send the receipt from the respective embassy to the contracting authority (fax no or e-mail as per no 1.2 above) by e-mail or fax no later than the filing deadline.

c) For submission by Mail (if not possible otherwise): The date of postmark or bar code from a Swiss or officially recognized foreign post office will be definitive for determining adherence to the deadline (company franking stamps do not count as a postmark).

— In any event the bidder must ensure proof that the offer has been submitted within the stipulated time.

— Offers submitted after the closing date can no longer be considered. They will be returned to the sender.

National reference publication: Simap of 8.4.2016, doc. 909817.

Desired deadline for questions in written form: 20.4.2016.

Conditions for obtaining the tendering documentation: The tendering documentation for the above mentioned project can also be downloaded via the platform www.simap.ch under

Current procedures, Confederation, Invitations to tender.

To do this you must first register in the abovementioned project; you will then be able to download the required documents by entering your login and password details which will be sent to you by e-mail.

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

8.4.2016