

**Norway-Oslo: Nursing home construction work**  
**OJ S 100/2016 26/05/2016**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Omsorgsbygg Oslo KF (Oslo municipality, the Municipal Undertaking for Social Service Buildings)

National registration number: 985 987246

Postal address: Posboks 2773, Solli

Town: Oslo

Postal code: 0201

Country: Norway

For the attention of: Annette Brodersen

E-mail: [postmottak@oby.oslo.kommune.no](mailto:postmottak@oby.oslo.kommune.no)

Telephone: +47 23488000

**Internet address(es):**

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

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/3361>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/144322>

**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**

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**II.1. Description**

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

Restricted tender contest for collaboration contractors — demolition, preliminary project and new construction — Lindeberg nursing home.

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

Works

Design and execution

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

### **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)**

The project involves the demolition of existing buildings, at the same time that a preliminary project is prepared and then a new nursing home is to be engineered and constructed. The provisional feasibility study for a new nursing home at Lindeberg refers to 5 floors of residents with 24 residents on each floor, total 144 nursing home places. In addition the building shall include a car park in the basement.

General project aims:

- Develop and construct a new nursing home with single rooms suitable for elderly persons with compound medical diagnoses, including dementia;
- Develop and construct a new nursing home with a focus on low LCC costs;
- The building shall be BREEAM certified to BREEAM excellent;
- The building shall be as environmentally friendly as possible;
- The nursing home shall be completed in 2020.

To ensure good solutions, satisfied users and the best possible utilisation of competence, the contracting authority would like to prepare a preliminary project in cooperation with the contractor. This phase shall try to optimise the project as regards quality, solutions and cost. By the end of the interaction phase, the parties will be in agreement on completion deadline and fixed price for the execution phase. The execution phase of the new construction will be regulated as a general turnkey contract.

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

45215213 Nursing home construction work, 45000000 Construction work, 45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

### **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 project involves the demolition of existing buildings, at the same time that a preliminary project is prepared and then a new nursing home is to be engineered and constructed. The provisional feasibility study for a new nursing home at Lindeberg refers to 5 floors of residents with 24 residents on each floor, total 144 nursing home places. In addition the building shall include a car park in the basement.

The project shall be completed in the 1<sup>st</sup> quarter of 2020.

Estimated value excluding VAT:

Range: between 280 000 000 and 320 000 000 NOK

## **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**

### **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**

In accordance with NS 8407.

##### **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: Tenderers shall be a legally established company.

Documentation requirement:

- Norwegian companies: Company Registration Certificate;
- Foreign companies: Proof that the company is registered in a trade index or business register as prescribed by the law of the country where the tenderer is established.

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

List and brief description of conditions: The tenderer must have the financial capacity to implement the assignment/contract.

Documentation requirement:

- The company's last 3 Annual Financial Statements including notes, management's Annual Reports and Audit Reports, as well as new information of relevance to the company's fiscal figures; and
- Credit evaluation/rating, not older than 6 months, based on the last known accounting figures. The rating shall be carried out by an officially certified credit rating institution. The contracting authority reserves the right to obtain a credit rating if necessary.

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

List and brief description of conditions:

Tenderers must have the capacity to carry out the assignment.

Documentation requirement:

- A statement of the tenderer's average workforce and the number of employees in the administrative management in the last 3 years (can be a competence matrix or organisation chart).

Tenderers shall have experience from assignments of an equivalent nature, complexity and

extent.

The assessment will, amongst other things, but not exhaustively, emphasise experience from:

- Major turnkey contracts;
- Collaboration contract/partnering;
- Buildings that have 24 hour operations in their operational phase;
- Engineering design services for and/or the construction of buildings with high environmental ambitions;
- BREEAM-NOR-certification of buildings.

Documentation requirement:

— An overview of the most important deliveries in the last 5 years. The overview should state the value, type of contract, as well as time and place the work was performed, and indicate whether the works were professionally and properly completed.

Detailed descriptions of projects is to be given in annex 7 'Template for Project Overview'.

Experience with BREEAM-NOR certification can be documented in another way if necessary.

Individual CVs are not requested under this qualification requirement.

Tenderers shall have an environmental management system.

Documentation requirement:

— An account of the company's environmental management system.

Instead of an account, a certificate will be accepted for the company's environmental management system issued by independent bodies that confirms the tenderer fulfils certain quality assurance standards, for example ISO 14001.

Tenderers shall have a well-functioning quality assurance system that is relevant for the execution of this assignment.

Documentation requirement:

— Certificate for the company's quality assurance system issued by independent bodies which certify that the tenderer fulfils certain quality assurance standards, for example ISO 9001.

Instead of certificates, other equivalent documentation on quality assurance measures may be accepted. We request information regarding the name of the system and a detailed table of contents as well as an explanation of how the system is used in practice.

#### **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: no

##### **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**

Restricted

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates: Selection amongst qualified tenderers:

The contracting authority will invite the 5 tenderers who best fulfil the requirement specifications out of the received requests for participation in the contest, to submit a tender:

- Point 3.3.3 on capacity;
- Point 3.3.3. on experience from assignments of an equivalent nature, complexity, degree of difficulty and extent;
- Point 3.3.3 on environmental management system.

The experience requirement will count the most when assessing which tenderers best fulfil the qualification requirements.

A scale from 0-10 will be used for the assessment. An invitation to 5 tenderers assumes that there are a sufficient number of tenderers that fulfil the qualification requirements.

#### **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**

16/00177

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

no

##### **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**

27.6.2016 - 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**

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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**

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Any appeals are to be sent to Omsorgsbygg Oslo KF.

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

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

23.5.2016