

Belgium-Brussels: Expert services regarding property

OJ S 139/2016 21/07/2016

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: European Commission

Postal address: CSM 1 05/P001

Town: Bruxelles

NUTS code: BE1 Région de Bruxelles-Capitale/Brussels Hoofdstedelijk Gewest

Postal code: 1049

Country: Belgium

Contact person: OIB.02.002 Marchés publics

E-mail: oib-marches-publics@ec.europa.eu

Telephone: +32 22986989

Fax: +32 22960570

Internet address(es):Main address: <http://ec.europa.eu>Address of the buyer profile: http://ec.europa.eu/oib/procurement_fr.htm**I.1. Name and addresses**

Official name: Clean Sky 2 Joint Undertaking

Postal address: CSM 1 04/P001

Town: Bruxelles

NUTS code: BE1 Région de Bruxelles-Capitale/Brussels Hoofdstedelijk Gewest

Postal code: 1049

Country: Belgium

Contact person: OIB.02 Finances et marchés publics

E-mail: oib-marches-publics@ec.europa.eu

Telephone: +32 22986989

Fax: +32 22960570

Internet address(es):Main address: <http://ec.europa.eu>Address of the buyer profile: http://ec.europa.eu/oib/procurement_fr.htm**I.1. Name and addresses**

Official name: Research Executive Agency (REA)

Postal address: CSM 1 04/P001

Town: Bruxelles

NUTS code: BE1 Région de Bruxelles-Capitale/Brussels Hoofdstedelijk Gewest

Postal code: 1000

Country: Belgium

Contact person: OIB.02 Finances et marchés publics

E-mail: oib-marches-publics@ec.europa.eu

Telephone: +32 22986989

Fax: +32 22960570

Internet address(es):

Main address: <http://ec.europa.eu>

Address of the buyer profile: http://ec.europa.eu/oib/procurement_fr.htm

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://etendering.ted.europa.eu/cft/cft-display.html?cftId=1664>

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

European institution/agency or international organisation

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Expert services regarding property.

Reference number: OIB.02/PO/2016/038/716.

II.1.2. Main CPV code

70000000 Real estate services

II.1.3. Type of contract

Services

II.1.4. Short description

This contract involves the provision of assistance and consultancy services in the property field. These services include 2 sections: valuation of property and economic analysis of 1 or more buildings of the contracting authorities.

II.1.5. Estimated total value

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

71000000 Architectural, construction, engineering and inspection services

II.2.3. Place of performance

NUTS code: BE1 Région de Bruxelles-Capitale/Brussels Hoofdstedelijk Gewest

Main site or place of performance: Brussels-Capital Region and the surrounding area.

II.2.4. Description of the procurement

This contract involves the provision of assistance and consultancy services in the property field (valuation of property and economic analysis of 1 or more buildings of the contracting authorities).

II.2.5. Award criteria

Criteria below
Price

II.2.6. Estimated value

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

Duration in months: 48
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: no

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

Estimate of total number of hours of service to be provided: 7 000 hours.

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:

tenderers should enclose a form 'Legal entities' accompanied by an official document proving the establishment of the entity concerned and the country where the tenderer has his head office or is domiciled (cf. Annex I to the specifications), as well as all the documents and information required in point III.1 'Conditions for participation' of this notice and listed in Annex I to the specifications.

The tenderer shall enclose a duly signed and dated solemn declaration stating that he is not in any of the situations which would exclude him from participating in a contract awarded by the European Union. The solemn declaration must take the form of the template published on the following page, in its entirety: http://ec.europa.eu/oib/procurement_fr.htm

NB: the successful tenderer must, on pain of exclusion, provide the following documentary evidence in support of the solemn declaration prior to signature of the contract.

NB: in the event they are awarded the contract, groupings must provide the solemn declaration along with the supporting documents and information for each individual member.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

the tenderer must provide:

— copy of the financial statements (balance sheets and operating accounts) for the past 3 financial years, showing the annual pre-tax profit. If, for a valid reason, the tenderer is unable

to provide them, he must enclose a declaration as to annual pre-tax profits for the past 3 years. If the financial statements or the declaration show an average loss over the past 3 years, the tenderer must provide another document as proof of his financial and economic capacity, such as the appropriate guarantee from a third party (e.g. the parent company), statements from auditors, chartered accountants or equivalent,
— statement as to specific annual turnover related to this contract, realised during the past 3 financial years.

Minimum level(s) of standards possibly required:

to be selected, the tenderer must provide proof of a specific average annual turnover of at least 300 000 EUR, calculated over the past 3 years.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

the tenderer must provide:

- educational certificates, qualifications and professional experience (CV or equivalent) of the persons responsible for providing the services under this contract,
- list of the principal services provided and additional services provided in relation to the object of the contract (maintenance, update, etc.) over the past 3 years, with details of the values and dates as well as the particulars of the public or private recipients involved,
- quality management certification (e.g. ISO 9001 or equivalent) or, if the tenderer has no access to such certificates or no possibility of obtaining them within the time limits set, other evidence of equivalent quality assurance measures provided by himself.

Minimum level(s) of standards possibly required:

to be selected, the tenderer must provide proof, supported by CVs, that the team providing the services includes at least 3 people who meet the following minimum conditions: (i) have a degree as an architect, engineer or economist (Master's or equivalent level); (ii) have professional approval (RICS, Kavex, Cibex or equivalent); and (iii) have at least 5 years' professional experience in the valuation of property (offices) and the economic aspects of property transactions (investment, project development monitoring, quantity surveyor, etc.).

To be selected, the tenderer must provide proof of 5 or more assignments to value a property located in the Brussels-Capital Region over the past 3 years (where the surface area involved was at least 10 000 m²/assignment), as well as 1 or more assignments to assess the economic aspects (investment, project development monitoring, quantity surveyor, etc.) of a property transaction of at least 10 000 m² located in the Brussels-Capital Region over the past 3 years.

III.2. Conditions related to the contract

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: 4

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

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

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

Date: 12/09/2016 Local time: 17:30

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

Bulgarian, Czech, Danish, German, Greek, English, Spanish, Estonian, Finnish, French, Irish, Croatian, Hungarian, Italian, Lithuanian, Latvian, Maltese, Dutch, Polish, Portuguese, Romanian, Slovak, Slovenian, Swedish

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

Duration in months: 9 (from the date stated for receipt of tender)

IV.2.7. Conditions for opening of tenders

Date: 19/09/2016 Local time: 10:00

Place:

Office pour les infrastructures et la logistique — Bruxelles (OIB), bâtiment CSM1, cours Saint-Michel 1 (entrée côté rue Père de Deken 23), 1040 Bruxelles, BELGIUM.

Information about authorised persons and opening procedure: 1 duly authorised representative per tenderer may attend the opening of tenders (a passport or identity card must be presented). Tenderers wishing to attend must inform Unit OIB.02.002 Public Procurement, in writing (see address details given in point I.1), no later than 2 working days prior to the opening session.

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published:

36 months after award.

VI.3. Additional information

1) The specifications and additional documents (including questions and answers) will be available at the following web address: <https://etendering.ted.europa.eu/cft/cft-display.html?cftId=1664> Interested parties are invited to register via the website. They will then be notified by the online public procurement system of any updates available for this invitation to tender. Parties not registered on the site are requested to consult it regularly. The Commission cannot be held responsible should tenderers not be aware of any additional information on this invitation to tender given on this website.

The website will be updated regularly; it is the responsibility of tenderers to check for any updates and modifications during the tendering period.

Additional information on contract terms, contract renewals, conditions for participation, minimum levels of capacity required, total estimated contract volume, etc. can be found in the specifications available on the aforementioned website. No paper version will be issued.

EMAS-certified since 2005, the OIB adopts an environmentally friendly attitude. EMAS is the eco-management and audit scheme, the EU voluntary instrument used by organisations to improve their environmental performance.

2) Executive agencies may be included in the contract as contracting authorities (within a limit of 10 % of the total contract value and for all the executive agencies taken together) if, at the time of publication of this invitation to tender, they had not yet been officially created or were not being created and, consequently, no formal designation could be specified in the invitation to tender documents.

3) During the 3 years following conclusion of the initial contract, the contracting authority will be able to use the negotiated procedure, without prior publication of a contract notice for new services involving the repetition of similar services assigned to the party awarded this contract by the contracting authority.

4) For further information on participating in invitations to tender and on the sequence of procedures for public procurement at the OIB, please consult the 'Guide for tenderers' and the brochure 'Doing business with the European Commission', accessible via the link: http://ec.europa.eu/oib/procurement_fr.htm

VI.4. Procedures for review

VI.4.1. Review body

Official name: General Court of the European Union

Postal address: rue du Fort Niedergrünwald

Town: Luxembourg

Postal code: 2925

Country: Luxembourg

E-mail: GeneralCourt.registry@curia.europa.eu

Telephone: +352 43031

Fax: +352 43032100

Internet address: <http://curia.europa.eu>

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

within 2 months of the plaintiff being notified or, failing this, of the date on which it became known to them. A complaint made to the European Ombudsman neither suspends this period nor opens a new period for lodging appeals.

VI.5. Date of dispatch of this notice

11/07/2016