

**Finland-Oulu: Real estate services**  
**OJ S 161/2015 21/08/2015**  
**Contract notice**  
**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Sivakka-Yhtymä Oy  
Postal address: Myllytullinkatu 4  
Town: Oulu  
Postal code: FI-90130  
Country: Finland  
For the attention of: Jouni Hautamäki  
E-mail: [jouni.hautamaki@oulunsivakka.fi](mailto:jouni.hautamaki@oulunsivakka.fi)  
Telephone: +358 447108194  
Fax: +358 83148297

**Internet address(es):**

General address of the contracting authority: <http://www.oulunsivakka.fi>

**Additional information 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**

Body governed by public law

**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**

Huolto 2016.

**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: Oulu.

NUTS code F11A2 Pohjois-Pohjanmaa

**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)**

Sivakka-yhtymä Oy kilpailuttaa 34 kiinteistön huoltosopimukset. Palvelusopimukset alkavat 1.1.2016.

Kiinteistöt sijaitsevat seuraavissa osoitteissa:

Kiviniementie 202

Kujanpää 2

Piltontie 1

Kalimenojankuja 26

Rantahälinpolku 2

Ahmankuja 2

Ahmankuja 4, Ilveskuja 1–4

Allinkuja 2

Harritie 5

Ketunkuja 4

Hukantie 1

Kankaantie 10

Kankaantie 19–21

Karitsankuja 2

Ketunkuja 2

Koulukuja 12

Lammaskuja 2

Moskuantie 1

Moskuantie 4

Rannantie 7

Rautiolantie 7

Revontie 20

Ristonpolku 14, 16 / Karinpolku 11, 13

Santaholmantie 85

Santaholmantie 98

Sauvonsuontie 17

Simppulanharjuntie 6

Simppulanharjuntie 8

Simppulantie 2 / Kaukonpolku 2

Simpuntie 5

Tornitie 4

Torvelantie 10

Jokisuuntie 1

Repolantie 15

Repolantie 18

Sampantie 22

Kiinteistöjen määrä saattaa muuttua varsinaisessa tarjouspyynnössä.

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

70000000 Real estate services

#### **II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

#### **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**

Options: no

### **II.2.3. Information about renewals**

## **II.3. Duration of the contract or time limit for completion**

Start 1.1.2016.

## **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**

Ilmoitetaan tarjouspyynnössä.

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

Ilmoitetaan tarjouspyynnössä.

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

Ilmoitetaan tarjouspyynnössä.

#### **III.1.4. Contract performance conditions**

### **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: Ilmoitetaan tarjouspyynnössä.

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

List and brief description of conditions: Ilmoitetaan tarjouspyynnössä.

Minimum level(s) of standards possibly required: Ilmoitetaan tarjouspyynnössä.

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

List and brief description of conditions:

Ilmoitetaan tarjouspyynnössä.

Minimum level(s) of standards possibly required:

Ilmoitetaan tarjouspyynnössä.

#### **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**

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 minimum number 5: and Maximum number 8

Objective criteria for choosing the limited number of candidates: Ks. osallistumishakemuspyyntö.

#### **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 Criteria below

1. Tarjoushinta. Weighting 70
2. Henkilöstön ammattitaito. Weighting 25
3. Asiakaspalvelupisteen sijainti. Weighting 5

#### **IV.2.2. Information about electronic auction**

### **IV.3. Administrative information**

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

Huolto 2016

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

**Prior information notice**

Notice number in the OJ S: [2015/S 123-225436](#) of 30.6.2015

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

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

16.9.2015 - 10:00

#### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

22.9.2015

#### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

Finnish.

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

Duration in months: 3 (from the date stated for receipt of tender)

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

Persons authorised to be present at the opening of tenders: no

## 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

Yhteyshenkilöt:

1. Jouni Hautamäki

isännöintipäällikkö, AIT

Sivakka-Yhtymä Oy,

Myllytullinkatu 4, 90130 Oulu

puh. 044 710 8194

fax (08) 3148 222

[jouni.hautamaki@oulunsivakka.fi](mailto:jouni.hautamaki@oulunsivakka.fi)

[www.oulunsivakka.fi](http://www.oulunsivakka.fi)

2. Hannu Sassali

johtava tekninen isännöitsijä

Sivakka-Yhtymä Oy

puh. 044-710 8283

[hannu.sassali@oulunsivakka.fi](mailto:hannu.sassali@oulunsivakka.fi)

### VI.4. Procedures for review

#### VI.4.1. Review body

Official name: Markkinaoikeus

Postal address: Radanrakentajantie 5

Town: Helsinki

Postal code: FI-00520

Country: Finland

E-mail: [markkinaoikeus@oikeus.fi](mailto:markkinaoikeus@oikeus.fi)

Telephone: +358 295643300

Fax: +358 295643314

Internet address: <http://www.oikeus.fi/markkinaoikeus>

#### 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

18.8.2015