

**Norway-Oslo: Health and social work services**  
**OJ S 138/2018 20/07/2018**  
**Contract award notice**  
**Services**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Oslo kommune Sykehjemsetaten

National registration number: 990 612 498

Postal address: Nedre Slottsgate 3

Town: Oslo

NUTS code: NO Norge

Postal code: 0157

Country: Norway

Contact person: marianne aas

E-mail: [marianne.aas@sy.e.oslo.kommune.no](mailto:marianne.aas@sy.e.oslo.kommune.no)

Telephone: +47 02180

**Internet address(es):**

Main address: [www.sye.oslo.kommune.no](http://www.sye.oslo.kommune.no)

Address of the buyer profile: <https://kgv.doffin.no/ctm/Company/CompanyInformation/Index/1775>

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

Health

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Service provision contracts for Ammerudhjemmet, Bekkelagshjemmet, Sofienberghjemmet and Vålerengen residential and service centre

Reference number: 201800431

**II.1.2. Main CPV code**

85000000 Health and social work services

**II.1.3. Type of contract**

Services

**II.1.4. Short description**

Intention notice:

The Nursing Home Department will enter into negotiations with Stiftelsen Kirkens Bymisjon Oslo for service provision contracts:

- in Ammerudhjemmet from 1.1.2019 to 31.12.2021,
- in Bekkelagshjemmet from 1.1.2019 to 31.12.2022,
- in Sofienberghjemmet from 1.1.2019 to 31.12.2021,
- in Vålerengen residential and service centre from 1.1.2019 to 31.12.2021.

#### **II.1.6. Information about lots**

This contract is divided into lots: no

#### **II.1.7. Total value of the procurement**

Value excluding VAT: 887 982 701,00 NOK

### **II.2. Description**

#### **II.2.2. Additional CPV code(s)**

85000000 Health and social work services

#### **II.2.3. Place of performance**

NUTS code: NO011 Oslo

Main site or place of performance: Oslo.

#### **II.2.4. Description of the procurement**

The contracts with Stiftelsen Kirkens Bymisjon Oslo for the provision of services in Ammerudhjemmet, Bekkelagshjemmet, Sofienberghjemmet and Vålerengen residential and service centre expire on 31.12.2018.

Long-term rent contracts have been signed for Ammerudhjemmet and Vålerengen residential and service centre, which run until 31.12.2030 and 31.12.2021 respectively. The buildings are owned by Stiftelsen Kirkens Bymisjon. There are 177 places in these long-term homes, as well as a total of 25 day centre places. Stiftelsen Kirkens Bymisjon is pre-qualified in a procurement for long-term rent and service provision contracts for up to 400 places, for the new Ammerudhjemmet and new Vålerengenhjemmet projects. If these projects start-up in this competition, Ammerudhjemmet will have to be demolished before the end of the current rent contract so that the new building can be ready for use in 2024.

A rent contract has been signed for Bekkelagshjemmet until 31.12.2022. Bekkelagshjemmet is owned by Bekkelaget Menighet. Stiftelsen Kirkens Bymisjon operates the service in the building. There are 48 places in this long-term home, as well as 24 day centre places.

A contract has been signed for Sofienberghjemmet until 31.12.2021. Sofienberghjemmet is owned by Sofienberg Diakonale Stiftelse. Stiftelsen Kirkens Bymisjon operates the service in the building. There are 85 places in this long-term home, as well as 20 day centre places.

All the rent contracts are time-limited without access to give notice on the contract.

The Nursing Home Department will enter into negotiations with Stiftelsen Kirkens Bymisjon Oslo for service provision contracts:

- in Ammerudhjemmet from 1.1.2019 to 31.12.2021,
- in Bekkelagshjemmet from 1.1.2019 to 31.12.2022,
- in Sofienberghjemmet from 1.1.2019 to 31.12.2021,
- in Vålerengen residential and service centre from 1.1.2019 to 31.12.2021.

#### **II.2.5. Award criteria**

Price

#### **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

#### Section IV: Procedure

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##### IV.1. Description

###### IV.1.1. Type of procedure

Award of a contract without prior publication of a call for competition in the Official Journal of the European Union in the cases listed below

- The procurement falls outside the scope of application of the directive

Explanation:

Oslo municipality is bound by the rent contracts in these long-term homes, without access to give notice. The municipality depends on these places until the new nursing home buildings are ready. The Nursing Home Department will start negotiations with those who currently run these long-term homes in order to ensure stable operation in the transition period.

The most weighty argument is consideration to the residents in these long-term homes. A change of service provider for a short period will, from experience and a standpoint based on health reasons, create unease and insecurity amongst residents, particularly those with dementia. Furthermore, such changes also create unease amongst relatives and employees, which leads to further strain on the residents.

A change of service provider for such short periods will be very costly for the municipality and for any new provider. New fixtures and equipment would have to be procured for buildings where the remaining rent periods are short. Experience says that this would amount to more than 20 000 000 NOK (experience from the procurement of fixtures and equipment for new nursing homes), depending on the long-term home's size and the number of places. It would be an inappropriate use of society's resources and it would not be in accordance with the purpose of the Public Procurement Act.

A change of provider would involve an entity hand-over, which includes a hand-over of all employees and an actual risk of a considerable increase in the number of surplus employees at any new provider.

###### IV.1.3. Information about a framework agreement or a dynamic purchasing system

###### 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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2018/S 087-196597](#)

###### IV.2.8. Information about termination of dynamic purchasing system

###### IV.2.9. Information about termination of call for competition in the form of a prior information notice

#### Section V: Award of contract

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**Contract No: 1**

**Title:**

Service agreement, Ammerudhjemmet

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

05/07/2018

**V.2.2. Information about tenders**

Number of tenders received: 1

The contract has been awarded to a group of economic operators: no

**V.2.3. Name and address of the contractor**

Official name: Stiftelsen Kirkens Bymisjon Oslo

National registration number: 944384448

Postal address: Tollbugata 3

Town: Oslo

NUTS code: NO011 Oslo

Postal code: 0152

Country: Norway

The contractor is an SME: no

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 250 828 713,00 NOK

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No: 2**

**Title:**

Service agreement, Bekkelagshjemmet

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

05/07/2018

**V.2.2. Information about tenders**

Number of tenders received: 1

The contract has been awarded to a group of economic operators: no

**V.2.3. Name and address of the contractor**

Official name: Stiftelsen Kirkens Bymisjon Oslo

National registration number: 944384448

Postal address: Tollbugata 3

Town: Oslo

NUTS code: NO011 Oslo

Postal code: 0152  
Country: Norway  
The contractor is an SME: no

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 173 216 588,00 NOK

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No: 3**

**Title:**

Service agreement, Sofienberghjemmet

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

05/07/2018

**V.2.2. Information about tenders**

Number of tenders received: 1

The contract has been awarded to a group of economic operators: no

**V.2.3. Name and address of the contractor**

Official name: Stiftelsen Kirkens Bymisjon Oslo

National registration number: 944384448

Postal address: Tollbugata 3

Town: Oslo

NUTS code: NO011 Oslo

Postal code: 0152

Country: Norway

The contractor is an SME: no

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 232 517 400,00 NOK

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No: 4**

**Title:**

Service agreement, Vålerengahjemmet bo- og kultursenter

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

05/07/2018

**V.2.2. Information about tenders**

Number of tenders received: 1

The contract has been awarded to a group of economic operators: no

**V.2.3. Name and address of the contractor**

Official name: Stiftelsen Kirkens Bymisjon Oslo

National registration number: 944384448

Postal address: Tollbugata 3

Town: Oslo

NUTS code: NO011 Oslo

Postal code: 0152

Country: Norway

The contractor is an SME: no

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 231 420 000,00 NOK

**V.2.5. Information about subcontracting****Section VI: Complementary information**

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**VI.3. Additional information****VI.4. Procedures for review****VI.4.1. Review body**

Official name: Oslo kommune v/Sykehjemsetaten

Postal address: Postboks 435 Sentrum

Town: Oslo

Postal code: 0103

Country: Norway

Telephone: +47 21802180

Internet address: [www.oslo.kommune.no](http://www.oslo.kommune.no)

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

17/07/2018