

**Norway-Oslo: Construction work for kindergarten buildings**

OJ S 191/2016 04/10/2016

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: Øyvind Høin Berge

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/148205>

**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

Other: property management

**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**

Turnkey contract for engineering design services for and the construction of Rødtvet nursery.

**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 NO0 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)**

Rødvet nursery has a central location between small houses and blocks in the suburban area Rødvet. The tender competition is for the renovation of an existing building, as well as the construction of an extension. The existing buildings are on BYA's yellow list for protection consideration. The existing building has 6 departments, which shall be reduced to 5 departments. The extension shall be designed and constructed for 4 departments.

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

45214100 Construction work for kindergarten buildings, 45000000 Construction work, 71320000 Engineering design services

#### **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 tender competition is for the renovation of an existing building, as well as the construction of an extension. The existing building is on the Cultural Heritage Management Office's yellow list for protection consideration. The existing building has 6 departments, which shall be reduced to 5 departments. The extension shall be designed and constructed for 4 departments. The extension shall be designed and constructed for 4 departments.

The assignment shall be executed in 3 stages:

Stage 1: Preliminary project.

Stage 2: Execution.

Phase 3: Hand over and trial operation.

Estimated value excluding VAT:

Range: between 40 000 000 and 48 000 000 NOK

### **II.2.2. Information about options**

Options: yes

Description of options: 1. Postponed start of works due to responsibility conditions at the builder.

— if a situation should occur, prior to initiating the works, where the builder is responsible for a delay that requires prolongation of the deadlines, c.f. NS 8407.

2. Option for fixed salary and price increases during the entire project period.

— As an alternative to price regulations in the contract, cf. NS8407.

3. Option — plus house has been dropped.

— The builder shall be given an option to drop the ambition of the nursery being constructed

as a plus house in accordance with the KS2 process.  
The Contracting Authority will have a unilateral right to trigger the option.

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

This contract is subject to renewal: no

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

Start 2.1.2017. Completion 6.4.2018

## **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 with the following addition:

The insurance shall apply until all work on the entire building or site is taken over by the Builder.

#### **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: Requirement: The tenderer 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: Requirement: The tenderer must have the financial capacity to carry out the assignment/contract.

Documentation requirement:

— The company's last 2 Annual Financial Statements including notes, management's annual reports and audit reports, as well as recent information of relevance to the company's fiscal figures.

— The contracting authority reserves the right to obtain a credit assessment/rating, which is based on the last known accounting figures. The rating will be carried out by an publicly certified credit rating institution.

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

List and brief description of conditions:

Requirement: 1. Tenderers shall have adequate capacity to fulfil the assignment.

Documentation requirement:

— A statement of the tenderer's average workforce and the number of employees in the administrative management during the last 3 years (can be the same document as the expertise matrix).

Requirement: 2. Tenderers shall have good experience from equivalent assignments.

Documentation requirement:

— An overview of the most important deliveries in the last 5 years, together with testimonials of satisfactory execution for the most important work. The testimonials should state the value, time frame and place the work was carried out and indicate whether the work was professionally executed and properly completed.

Documentation of completed work is to be given in annex 11 'Template for Project Overview'.

The testimonials are to be enclosed separately.

Requirement: 3. 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 9001:2008. Instead of certificates, other equivalent documentation on quality assurance measures may be accepted. We request information regarding the name of the system and to have 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: no

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

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

Open

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

##### **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**  
11/01406
- 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**  
17.11.2016 - 11:00
- 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**  
Duration in days: 090 (from the date stated for receipt of tender)
- IV.3.8. Conditions for opening of tenders**  
Place: Official name: 985 987246  
National registration number: Omsorgsbygg Oslo KF  
Postal address: Sommerrogata 1  
Town: Oslo  
Postal code: 0201  
Country: Norway  
For the attention of: Gustav Buljo  
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**  
A site inspection will be held for this competition. The site inspection must be carried out after the nursery has closed for the day as it is open. The site inspection will be held 10.10.2016, between 18:00 and 19:00.  
Meet at the nursery's car park in Sandåsveien 5, 0956 Oslo.
- 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**

30.9.2016