

Norway-Sandnes: Office block construction work

OJ S 207/2016 26/10/2016

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Sandnes kommune [Sandnes municipality]

National registration number: 964965137

Postal address: Jærveien 33

Town: Sandnes

Postal code: 4319

Country: Norway

Contact person: Sandnes Eiendomsselskap KF (Sandnes Property Company)

For the attention of: Jarle Angelsen

E-mail: jarle.angelsen@sandnes.kommune.no

Telephone: +47 99081034

Internet address(es):

General address of the contracting authority: <http://www.sekf.no/>

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/3666>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/148686>

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

General public services

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

II.1. Description

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

Construction of a new Town Hall in Sandnes.

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

Works

Execution

Main site or place of performance: Sandnes.

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)

In the 2015-2018 Economy Plan, the town council has approved the construction of a new Town Hall in Havneparken. The municipality has purchased site A4 for this purpose. Parking shall occur via buy-out agreement/own parking facility outside of the site. The new Town Hall shall contain the municipality's core activities and joint functions that include approx. 374 office spaces and make up GFA 11 615 m². The contracting authority intends to enter into a contract for the construction of a completely new town hall in Havneparken in accordance with the tender documentation and annexes. The assignment primarily comprises:

- Construction;
- Delivery and installation of fixtures and equipment.

The project shall be organised as a general contract, i.e. the Contractor assumes all works necessary to execute the project, based on the contract model Performance Contract NS 8405:2008. The A4 site is ready for construction works. The general contractor should have the capacity to finish the complete construction of the new town hall in accordance with the contract, so that the hand-over can take place at the latest by 20.12.2018 (completion deadline). The new town hall shall be taken into use by the end of December 2018. The new town hall is detail designed in accordance with NS 3420:2016/01 and shall be built to passive house standards.

See the tender documentation with annexes for a further description of the procurement.

II.1.6. CPV code(s)

45213150 Office block construction work, 45000000 Construction work, 39200000 Furnishing, 45100000 Site preparation work, 45313100 Lift installation work, 45310000 Electrical installation work, 45331000 Heating, ventilation and air-conditioning installation work, 45332000 Plumbing and drain-laying work, 45441000 Glazing work, 45442100 Painting work, 45430000 Floor and wall covering work, 45431000 Tiling work, 45432000 Floor-laying and covering, wall-covering and wall-papering work, 45112000 Excavating and earthmoving work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45422000 Carpentry installation work, 45261210 Roof-covering work, 45262300 Concrete work, 45111230 Ground-stabilisation work, 44114200 Concrete products, 45223210 Structural steelworks, 45262670 Metalworking, 45443000 Facade work, 44520000 Locks, keys and hinges, 45343000 Fire-prevention installation works

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

Estimated value excluding VAT:

Range: between 210 000 000 and 230 000 000 NOK

II.2.2. Information about options

Options: yes

Description of options: Option on fixed price supplement for price and wages changes in the contract period.

Options on water management, suction tips, sheet pile, dynamic control measurement of pile, boring in uncompacted materials for acceleration of jetty, water treatment heating and cooling installation, changing the colour temperature of lighting, mounting of card readers etc. on ceramic facades and indoor bollards, installation of extra components in electrical distributions after the distributions are delivered, alternative quality on wall channel and visible cable conduit in the ceiling and mounting of WiFi access points.

See the tender documentation for comprehensive descriptions.

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

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

See the tender documentation.

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

See the tender documentation.

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: Company Registration Certificate:

Requirement: The tenderer is required to be a legally established company.

Documentation: Norwegian companies: Company Registration Certificate from the Brønnøysund Register Centre. Foreign companies: Registration certificate in a professional register as determined by legislation in the country where the tenderer is established.

The certificate must be presented before the tender deadline and must not be older than 12 months calculated from the tender deadline.

Tax and VAT certificates:

Requirement: The tenderer shall not have significant tax and VAT arrears, unless an approved repayment schedule is presented.

Documentation: Norwegian companies: Tax and VAT certificate. The certificate can be ordered and obtained from Altinn. If this is not possible, it can be ordered from the tax collector or the Norwegian Tax Administration. Foreign companies: Certificate issued by the competent

authority in the tenderer's home country certifying that the tenderer has fulfilled his obligations regarding taxes and fees in accordance with the laws of the country where the tenderer is established.

The certificate must be presented before the tender deadline and must not be older than 6 months from the tender deadline.

III.2.2. Economic and financial ability

List and brief description of conditions: As documentation, the contracting authority will obtain a credit rating from Experian (the contracting authority subscribes to services from Experian). The tenderer is expected to have familiarised himself with the registered information about the company and by submission of the tender accepts that the information will be obtained and form the basis of the assessment of the tenderer's economic standing.

When submitting their tender offer, the tenderer can enclose a credit rating from a certified credit rating company showing that the tenderer fulfils the requirement. The credit assessment shall be based on the last available accounting figures.

If for valid reasons a tenderer is unable to submit the documentation as requested by the contracting authority, the tenderer may prove his economic and financial standing with any other document that the contracting authority is able to accept.

Minimum level(s) of standards possibly required: The tenderer shall have settled economic conditions and the economic ability to execute the contract, and the tenderer must as a minimum achieve a rating of good creditworthiness and have a minimum of. 220 000 000 NOK in operating revenue in the last available fiscal year.

III.2.3. Technical and professional ability

List and brief description of conditions:

Expertise:

Information about education and professional qualifications of those who will be responsible for the execution of the contract, i.e. project manager (PL) and construction manager (BL), who shall be responsible for the project. The 2 roles cannot be held by the 1 person. CVs shall be enclosed, demonstrating the education and work experience of the project manager and construction manager, as well as an overview of previously executed assignments with particular indication of:

- Form of contract;
- Employee's role in the project;
- Size in m²;
- Value in NOK excluding VAT;
- Contracting Authority.

Experience:

Documentation: The tenderer shall submit a list of the most important, relevant assignments from the last 5 years, including specific information about:

- The role of general or turnkey contractor;
- The assignment (brief description);
- Contract value in NOK, excluding VAT;
- Size/number m²;
- Date (year) of the assignment;
- Contracting Authority.

Based on the list, the tenderer shall state names and e-mail addresses of contact persons for the 2 most relevant assignments. The references will only be contacted if required.

Quality assurance system:

As documentation, the tenderer shall enclose certificates for the company's quality assurance

system/quality management system issued by competent, independent bodies that confirm that the tenderer meets recognised quality assurance standards such as ISO 9001:2008 or equivalent. The Contracting Authority also accepts other documentation that demonstrates that the tenderer has a well functioning system for ensuring quality customised to the nature and scope of the assignment. As a minimum, the tenderer must present a general description of the contents of the system including an overview of control plans and check-lists that are relevant for this assignment.

Minimum level(s) of standards possibly required:

Expertise:

Tenderers shall have good competence with the implementation of relevant general or turnkey contracts.

Experience:

Tenderers shall have experience as general or turnkey contractors from at least two relevant assignments for buildings of comparable sizes (m²) and complexity.

Quality assurance system:

The Contracting Authority requires tenderers to have a well-functioning system for ensuring quality customised to the assignment's nature and scope.

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

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

Lowest price

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

14/05207

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

5.12.2016 - 13:00

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

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

Section VI: Complementary information

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

Site inspection:

A site inspection will be held: Tuesday 1.11.2016, 09:00 — 10:30.

Meet: The foyer in Sandnes Arts Centre [Kulturhus] in Mauritz Kartevolds plass 1, 4306 Sandnes.

The site inspection will start with an assembly in Sandnes Arts Centre [Kulturhus]. After the assembly, the inspection will be held at the site. The objective of the site inspection is to give tenderers insight into framework conditions for the contract works that cannot be described. As part of the site inspection, examples will be shown of ceramic, stained and glassed facade panels. Minutes will be kept from the site inspection. The minutes will be part of the tender documentation. Tenderers are encouraged to participate in the site inspection. If the tenderer has neglected to participate in the site inspection, the Contracting Authority will assume that the tenderer has the same knowledge of the framework conditions for the contract works as the tenderers who took part in the site inspection.

VI.4. Procedures for review

VI.4.1. Review body

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

24.10.2016