

Norway-Oslo: Nursing home construction work

OJ S 216/2016 09/11/2016

Contract notice**Works****Directive 2004/18/EC****Section I: Contracting authority**

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: Bjørn Kjærnes

E-mail: 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/149324>

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

Other: a municipal company

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**

Restricted tender competition for the procurement of an interaction contractor for the demolition, preliminary project and construction of Tåsenhjemmet, Pastor Fangens vei 26 — 28.

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)

Oslo municipality, the Municipal Undertaking for Social Services Buildings (OBY) shall develop and construct a new nursing home in the Nordre Aker district.

The project consists of the demolition of an existing nursing home, preliminary project, detailed engineering design services for and the construction of a new nursing home.

The new nursing home shall house 125 resident rooms and a day centre. The building shall have a maximum of four floors and approx. 14 500 m² gross.

The general aim of the project is to develop and construct a new nursing home that:

- has single rooms and is suitable for elderly persons with compound medical diagnoses, including cognitive decline.
- produces more energy than it uses throughout the year, a so-called plus building.
- shall be environmentally certified in BREEAM-NOR, minimum 'excellent'.
- is constructed with wooden supporting constructions.
- reduces emissions from the construction site as much as possible.
- is a FutureBuilt project.

To ensure good solutions, satisfied users and the best possible utilisation of competence, the contracting authority would like to prepare a preliminary project in cooperation with the contractor. This phase shall try to optimise the project as regards function, quality and cost. By the end of the interaction phase, the parties will be in agreement on the progress plan and a fixed price for the execution phase. The execution phase will be carried out as an ordinary turnkey contract. The demolition of the existing nursing home will be carried out as a part of the same turnkey contract.

II.1.6. CPV code(s)

45215213 Nursing home construction work, 45000000 Construction work, 45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

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 project consists of the demolition of an existing nursing home, preliminary project, detailed engineering design services for and the construction of a new nursing home. The new nursing home shall house 125 resident rooms and a day centre. The building shall have a maximum of four floors and approx. 14 500 m² gross.

Completion main contractor 1st quarter of 2020.

Estimated value excluding VAT: 429 000 000 NOK

II.2.2. Information about options

Options: no

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

In accordance with NS8407.

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:

Tenderers shall document that the contract is legally established.

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:

Tenderers must have the financial capacity to implement the assignment/contract.

Documentation requirement:

— The company's last three Annual Financial Statements including notes, management's Annual Reports and Audit Reports, as well as new information of relevance to the company's fiscal figures.

and

— Credit evaluation/rating, not older than 6 months, based on the last known accounting figures. The rating shall be carried out by an officially certified credit rating institution.

The contracting authority reserves the right to obtain a credit rating if necessary.

III.2.3. Technical and professional ability

List and brief description of conditions:

Requirement:

Tenderers must have the capacity to carry out the assignment.

Documentation requirement:

— A statement of the tenderer's average workforce and the number of employees in the administrative management in the last three years (can be a competence matrix or organisation chart).

Requirement:

Tenderers shall have experience from assignments of an equivalent nature, complexity and extent.

The assessment will, amongst other things, but not exhaustively, emphasise experience from (in order of priority):

- Non-residential building (preferably a health building), which is in operation 24 hours a day.
- Engineering design services for and/or the construction of buildings with high environmental ambitions
- Engineering design services and/or construction of wooden buildings/solid wood buildings.
- Major turnkey contracts
- Collaboration contract/partnering

Documentation requirement:

— An overview of the most important deliveries in the last five years. The overview shall state the value, type of contract, as well as time and place the work was performed, and indicate whether the work was professionally and properly completed (with a certificate from the contracting authority).

Environmental ambitions for the reference projects are also to be given. Information on the type of supporting system, its size and value are to be given for reference projects connected to wooden buildings or solid wood buildings.

A description of projects is to be given in annex 7 'Template for Project Overview'.

Individual CVs are not requested under this qualification requirement.

Requirement:

Tenderers shall have an environmental management system.

Documentation requirement:

— An account of the company's environmental management system.

Instead of an account, a certificate will be accepted for the company's environmental management system issued by independent bodies that confirms the tenderer fulfils certain quality assurance standards, for example ISO 14001.

Requirement:

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.

Instead of certificates, other equivalent documentation on quality assurance measures may be accepted. We request information regarding the name of the system and 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: yes

Section IV: Procedure

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 number of candidates: 5

Objective criteria for choosing the limited number of candidates: The contracting authority will invite the 5 tenderers who best fulfil the requirement specifications out of the received requests for participation in the contest, to submit a tender.

— C.f. point 3.3.3 experience from assignments of an equivalent nature, complexity and extent. We will use a scale from 0-10 points for the assessment, in which 10 points is the best score that can be achieved. An invitation to 5 tenderers assumes that there are a sufficient number of tenderers that fulfil the qualification requirements.

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

16/00672

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

12.12.2016 - 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

IV.3.8. Conditions for opening of tenders

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

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

7.11.2016