

**Norway-Oslo: Nursing home construction work**

OJ S 216/2016 09/11/2016

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/149326>

**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

**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**

Restricted tender contest — a turnkey contract with interaction in an early phase — for the demolition, preliminary engineering design and a new building; the Ryen Health Centre.

**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 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)**

Oslo Municipal Undertaking for Social Service Buildings (OBY) shall develop and construct a new health centre in the Nordstrand district.

Oslo Municipal Undertaking for Social Service Buildings plans to demolish the existing nursing home and construct a new health centre with 142 short-term places. The available area is up to 16 100 m<sup>2</sup>.

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 quality, solutions and cost. Special emphasised will be made on innovative and automated systems for the project. The execution phase of the new construction shall be executed as a general 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**

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The new health centre is scheduled to be completed by the 1st quarter of 2020.

Estimated value excluding VAT:

Range: between 350 000 000 and 370 000 000 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**

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#### **III.1. Conditions related to the contract**

##### **III.1.1. Deposits and guarantees required**

In accordance with NS 8407.

##### **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: The tenderer's tax affairs shall be in order in relation to payment of tax and VAT.

Documentation requirement:

— Tax and VAT certificate, not older than 6 months. The certificate can be ordered and downloaded from Altinn. If this is not possible, it can be ordered from the tax collector or the Norwegian Tax Administration.

Foreign tenderers must provide certificates from equivalent authorities to the Norwegian authorities.

Tenderers shall be a legally established company.

— 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: The tenderer must have the financial capacity to carry out 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:

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 3 years (can be a competence matrix or organisation chart).

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

The evaluation of tenderers will be based on experience from (in prioritised order):

- Purpose-built buildings (preferably health centres) in round-the-clock operation.
- Turnkey contracts of equivalent extent.
- Engineering design services for and/or the construction of buildings with high environmental ambitions.

\* The list is not complete.

Documentation requirement:

- An Overview of the tenderer's most important, relevant deliveries during the last 5 years.

The overview should state the value, type of contract, as well as time and place the work was executed, and indicate whether the works were professionally and properly completed (attestation from the builder).

Detailed descriptions of projects is to be given in annex 7 'Template for Project Overview'.

Individual CVs are not requested under this qualification requirement.

The tenderer shall have an environmental management system.

- 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, e.g. ISO 14001.

Tenderers shall have a well-functioning quality assurance system that is relevant for the execution of this assignment.

- 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**

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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 number of candidates: 5

Objective criteria for choosing the limited number of candidates: After reviewing the requests for participation in the competition, the Contracting Authority will invite the 5 tenderers that best meet the qualification requirement in point 3.3.3 regarding relevant experience from equivalent assignments, to submit tenders.

A scale from 0-10 will be used for the assessment. 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**

16/00725

**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**

8.12.2016 - 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**

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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**

**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 the Municipal Undertaking for Social Service Buildings.

**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