

**Belgium-Sint-Niklaas: Architectural, construction, engineering and inspection services**

OJ S 177/2018 14/09/2018

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Intergemeentelijk samenwerkingsverband van het land van waas

National registration number: 0206.460.639\_27559

Postal address: Lamstraat 113

Town: Sint-Niklaas

NUTS code: BE236 Arr. Sint-Niklaas

Postal code: 9100

Country: Belgium

Contact person: Griet Boodts

E-mail: [griet.boodts@interwaas.be](mailto:griet.boodts@interwaas.be)

Telephone: +32 37805215

**Internet address(es):**Main address: [www.interwaas.be](http://www.interwaas.be)Address of the buyer profile: <https://enot.publicprocurement.be/enot-war/preViewNotice.do?noticeId=319736>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://enot.publicprocurement.be/enot-war/preViewNotice.do?noticeId=319736>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://eten.publicprocurement.be/etendering/viewWorkspacesBasedOnExtUrl.do?wsName=Interwaas-2018%2FGB%2FYD%2FISA-F02>**I.4. Type of the contracting authority**

Other type: intergemeentelijk samenwerkingsverband

**I.5. Main activity**

Housing and community amenities

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

Herontwikkeling van de bestaande Sint-Amelberga site te temse met realisatie van commerciële - en gemeenschapsvoorzieningen, sociale woningen, bescheiden woningen en marktconforme woningen

Reference number: Interwaas-2018/GB/YD/ISA-F02\_0

### **II.1.2. Main CPV code**

71000000 Architectural, construction, engineering and inspection services

### **II.1.3. Type of contract**

Services

### **II.1.4. Short description**

De uit te voeren Opdracht behelst het conceptueel ontwikkelen, het ontwerpen, het financieren, het bouwen, het commercialiseren en het te gelde maken (verkopen, verhuren, ...) van het vastgoedproject dat wordt gerealiseerd op de Sint-Amelberga site, die heden Eigendom is van de Aanbestedende Overheid. Het project beoogt de integratie van wonen, werken en groene zone (publiek domein). Het programma moet minstens bestaan uit (i) +/- 90 woongelegenheden, waarbij 10 % sociale koopwoningen zijn, 5 % woningen voor mensen met een beperking, 20 % bescheiden woningen en 65 % marktconforme woningen en (ii) 1 250 m<sup>2</sup> ruimte die kan worden ingevuld voor commerciële activiteiten of publiek gebruik waaronder een kinderdagverblijf dat plaats biedt aan maximum 40 kinderen.

### **II.1.5. Estimated total value**

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

This contract is divided into lots: no

## **II.2. Description**

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

NUTS code: BE2 Vlaams Gewest

Main site or place of performance: Temse

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

Herontwikkeling van de bestaande Sint-Amelberga site te Temse met realisatie van commerciële - engemeenschapsvoorzieningen, sociale woningen, bescheidenwoningen en marktconforme woningen

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: yes

Description of renewals:

Indien noodzakelijk voor de uitvoering van de opdracht, kan de looptijd worden verlengd.

### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 3Maximum number: 5

### **II.2.10. Information about variants**

Variants will be accepted: no

### **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 III: Legal, economic, financial and technical information**

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### **III.1. Conditions for participation**

#### **III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3. Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2. Conditions related to the contract**

#### **III.2.1. Information about a particular profession**

Execution of the service is reserved to a particular profession

#### **III.2.3. 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

## **Section IV: Procedure**

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### **IV.1. Description**

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

Competitive procedure with negotiation

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

#### **IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5. Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 09/11/2018 Local time: 10:00

#### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

#### **IV.2.4.**

## Languages in which tenders or requests to participate may be submitted

Dutch

### Section VI: Complementary information

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#### VI.1. Information about recurrence

This is a recurrent procurement: no

#### VI.3. Additional information

#### VI.4. Procedures for review

##### VI.4.1. Review body

Official name: Raad van State

Postal address: Wetenschapsstraat

Town: Brussel

Postal code: 1000

Country: Belgium

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

12/09/2018