

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

**OJ S 129/2023 07/07/2023**

**Contract notice**

**Works**

**Legal Basis:**

Directive 2014/24/EU

---

**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Hitra Kommune

National registration number: 938772924

Postal address: Rådhusveien 1

Town: HITRA

NUTS code: NO Norge

Postal code: 7240

Country: Norway

Contact person: Kolbjørn Ulvan

E-mail: [kolbjorn.ulvan@hitra.kommune.no](mailto:kolbjorn.ulvan@hitra.kommune.no)

Telephone: +47 72441706

**Internet address(es):**

Main address: <https://permalink.mercell.com/207716936.aspx>

Address of the buyer profile: <http://www.hitra.kommune.no/>

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://permalink.mercell.com/207716936.aspx>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://permalink.mercell.com/207716936.aspx>

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

---

**Section II: Object**

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

**II.1.1. Title**

Prequalification - Hitra Nursing Home, construction stage II

Reference number: 2023/4050

**II.1.2. Main CPV code**

45215213 Nursing home construction work

**II.1.3. Type of contract**

Works

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

The current nursing home at Hire is to be expanded with a new building that houses 14 places split between 2 departments for residents with special needs and challenges within 24-hour care.

Click <https://permalink.merceland.com/207716936.aspx>.

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

Value excluding VAT: 80 000 000,00 NOK

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

This contract is divided into lots: no

### **II.2. Description**

#### **II.2.2. Additional CPV code(s)**

45262800 Building extension work, 71240000 Architectural, engineering and planning services

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

NUTS code: NO060 Trøndelag

Main site or place of performance: Fillan

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

The current nursing home at Hire is to be expanded with a new building that houses 14 places split between 2 departments for residents with special needs and challenges within 24-hour care. The new building must allow the operation of small units - right down to resident groups of three to four. Residents with a dementia diagnosis will be the main target group for this new building. It must also be possible to run it as joint units with up to 7 residents. Food will be delivered from the production kitchen in the existing building. A revised draft project dated 19.05.2022 is available with a scope of approx. 1500 m<sup>2</sup> gross area. Site placement, i.e., which side of the existing building the new building will be erected, has not yet been finally decided, and the revised draft project dated 19.05.2022 does not take this into consideration. The new building will be erected in immediate proximity to the existing building and will have good use function with a long time horizon. This will be a building that people in the local environment are concerned about, and it must be experienced as a good building for inhabitants and the future. The building environment with outside areas will be both a home and a workplace. The employees' needs, institution's operation, and establishment of a 'homely atmosphere' must be prioritised. Synergy effects must be facilitated with both openness and connection to the existing institution; a community between sheltered accommodation flats, the institution, and other municipal health services with a well-adapted outside area. Focus must be on optimum distribution of functions in general and good use of the building. Rooms ought to be able to have several functions, and thereby contribute to an optimum gross/net factor. The municipality has further ambitions on good sustainable systems. The project will be executed in two phases:

- Phase 1 will be a joint planning and development phase where the parties shall, among other things, carry out investigation work, design work and engineering design. Furthermore, progress plans, risk registers, and target sums for the project must be prepared, as well as supplementary contract documents for phase 2 - implementation phase.

- Phase 2 includes detailed engineering design, work start-up and completion of the physical measures at the building site.

The project must be carried out in close cooperation with key persons at the contracting authority and other hired resources in the project. This will include, possibly among other things, the contracting authority's project management, user groups, and the political environment.

#### **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**

Value excluding VAT: 80 000 000,00 NOK

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

Start: 03/11/2023 End: 01/09/2025

This contract is subject to renewal: no

#### **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**

---

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

##### **III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

Requirement: Tenderers must be registered in a company register, professional register or a trade register in the country where the tenderer is established.

Documentation:

- Norwegian tenderers: Company Registration Certificate
- Foreign companies: Verification showing that the company is registered in a company register, professional register or a trade register in the country where the tenderer is established.

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

List and brief description of selection criteria:

Good economic solvency and financing ability/financing understanding are required.

The contracting authority will provide a credit analysis of the tenderer that was carried out in the last year.

Minimum level(s) of standards possibly required:

- The tenderer's annual accounts, annual report, and auditor's report for the last three years, and recent information of significance to the tenderer's

fiscal figures. Annual accounts, annual report, and auditor's report, means what Norwegian companies submit to the Brønnøysund Register Centre.  
- Credit analysis retrieved by the contracting authority.

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

List and brief description of selection criteria:

Tenderers must have very good implementation ability and good experience.

Tenderers are required to have experience from engineering design services, development, and construction from equivalent assignments, cf. the description in annex A2.

Tenderers must have a system for quality assurance. The system must cover the services included in the assignment.

Tenderers must be certified in accordance with ISO 14001:2015 or equivalent environment management standards based on the relevant European series of standards certified by an accredited organisation

Minimum level(s) of standards possibly required:

Tenderers must provide the five most relevant assignments from the last five years, including their specific implementation model values, dates and contracting authorities.

Tenderers are to use the template for reference assignments. See Annex 1. Tenderers must provide a name and email address for a reference person at the receiver of each of these most relevant projects.

The contracting authority reserves the right to contact the stated reference persons.

A description of the tenderer's system and methods for quality assurance, as well as the table of contents.

If the tenderer is certified in accordance with ISO 9001:2015, it is sufficient to present a copy of the valid certificate. A certificate of fulfilment of a relevant European standard series issued by accredited bodies will also suffice.

Valid certificate for certification in accordance with ISO 14001:2015, EMAS, Eco-Lighthouse, or equivalent. The contracting authority will accept other documentation for an equivalent environment management system if a tenderer is not

able to obtain such certificates by the deadline, and this is not the tenderer's fault. This requires that the tenderer documents that these measures are equivalent to the requested environment management system/quality assurance standards.

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

#### **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**

---

### **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.1.5. 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: 14/08/2023 Local time: 12:00

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

Date: 23/08/2023

**IV.2.4. Languages in which tenders or requests to participate may be submitted**

Norwegian

**IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

**Section VI: Complementary information**

---

**VI.1. Information about recurrence**

This is a recurrent procurement: no

**VI.2. Information about electronic workflows**

Electronic invoicing will be accepted

**VI.3. Additional information**

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: Trøndelag Tingrett

Postal address: Postboks 2317 Torgarden

Town: Trondheim

Postal code: 7004

Country: Norway

**VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

Any objections are to be sent via the communication module in Mercell.

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

04/07/2023