

Norway-Oslo: Repair and maintenance services

OJ S 230/2016 29/11/2016

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

I.1. Name and addresses

Official name: Kultur- og idrettsbygg Oslo KF [The Municipal Undertaking for Culture and Sports Facilities Oslo]

National registration number: 915 705 243

Postal address: Pb 1514 Vika

Town: Oslo

Postal code: 0117

Country: Norway

For the attention of: Marit Nygaard

E-mail: anskaffelser@kid.oslo.kommune.no

Telephone: +47 91673792

Internet address(es):

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/53096>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/149615>

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**I.3. Main activity**

Recreation, culture and religion

Other: Leisure, sports and culture

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**

2016-KID-047 Custodian/janitor services.

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

Services

Service category No 14: Building-cleaning services and property management services

Main site or place of performance: Oslo.

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)

The Municipal Undertaking for Culture and Sports Facilities Oslo (KID) is a municipal entity owned by Oslo kommune to develop, build, operate, and maintain purpose-built buildings. KID manages 37 properties. The number of properties can vary in the contract period.

The buildings mainly consist of sports halls, indoor ice rinks, outdoor ice rinks, stadiums and cultural buildings. Our tenants are mainly municipal departments that sub-let to the final user, which are cultural institutions, sports teams, schools and associations.

A contract shall be signed for custodian/janitor services to undertake the owner's internal control and minor maintenance work at the properties. 3 man-labour years shall be priced. The man-labour years shall mainly consist of permanent persons so that are ensured continuity in the follow-up of the properties. 10 % apprentice shall be priced in addition to the 3 man-labour years.

There will be an option for 3 man-labour years in the contract period, as well as 10 % apprentice per man-labour year.

Individual properties will be subject to being removed or added to the contract's portfolio, e.g. the procurement and sale or changed assessments in the company or political decisions.

If properties are added after the contract has been signed, which require several man-labour years, the option will be taken up for 1 or several man-labour years. The contracting authority can take up the option for a further man-labour year with 3 months notice.

If the contracting authority requests additional services, which due to competence or capacity reasons, cannot be provided by the service provider, these can be ordered from a 3rd party via the service provider. These are typically assignments that naturally fall under custodian/janitor assignments, or assignments that must be solved to assist with the Contracting Authority's internal control.

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 90000000 Sewage, refuse, cleaning and environmental services, 77300000 Horticultural services, 31000000 Electrical machinery, apparatus, equipment and consumables; lighting, 77310000 Planting and maintenance services of green areas, 77340000 Tree pruning and hedge trimming

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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owned by Oslo kommune to develop, build, operate, and maintain purpose-built buildings. KID manages 37 properties. The number of properties can vary in the contract period.

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The contract will be valid for 2 years from when the contract is signed.

For further information please refer to the tender documentation and annexes.

Estimated value excluding VAT:

Range: between 20 000 000 and 25 000 000 NOK

II.2.2. Information about options

Options: yes

Description of options: The contracting authority has an option to extend the contract for up to a further 2 years on unchanged terms. There is a 50 % probability that the option will be used. The contracting authority also has an option to take up/order a further 1-3 man-labour years. 10 % apprentice is also connected to each man-labour year. There is a 50 % probability that the options for the respective man-labour years with apprentices will be taken up.

Provisional timetable for recourse to these options:

in months: 36 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 1

In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: 24 (from the award of the contract)

II.3. Duration of the contract or time limit for completion

Duration in months: 024 (from the award of the contract)

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 and annexes.

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

See the tender documentation and annexes.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

See the tender documentation and annexes.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Contractual provisions

NB: The tenderer cannot have more than 1 chain of sub-contractors below them, unless there are special circumstances and the Contracting Authority has given written consent.

Ban on social dumping.

The tenderer is obliged to meet the requirements regarding payment and working conditions in public contracts, dated 8.2.2008.

An established apprenticeship scheme is required.

The tenderer shall ensure that during the entire contract period apprentices are used for the execution of at least 10 % of the work that is carried out by skilled workers in this contract.

The contracting authority's right to obtain information.

The contracting authority shall have full authority from the tenderer and sub-suppliers(s) for an unlimited number of times to collect information on the matters specified in the authority, to collect information on tax and duties etc., that are annexed to this contract.

Breaches of tax and duty obligations.

The tenderer and any sub-suppliers shall always fulfil their tax and/or duty obligations.

The contracting authority can always check the tenderer's and any sub-suppliers' fulfilment of tax and/or duty obligations.

Breaches of the Competition Act.

If it is beyond reasonable doubt that the tenderer has breached the Competition Act §§ 10 or 11, or equivalent provisions, the contracting authority can cancel the contract if this is deemed to be appropriate after a concrete assessment.

Language requirements.

Personnel who carry out the contract work shall understand written and oral Norwegian.

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: Requirements.

The tenderer's tax and VAT payments shall be in order.

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.

Requirements.

Tenderers shall be a legally established company.

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: Requirements

The tenderer must have the financial capacity to carry out the assignment/contract.

Documentation requirement

— The company's last annual financial statement including notes, the board's annual report and audit report, as well as new information of relevance to the company's fiscal numbers.

— Credit evaluation/rating, not older than six months, based on the last known accounting figures.

— The Contracting Authority reserves the right to obtain their own credit assessment from a certified credit rating institution.

Minimum level(s) of standards possibly required: See the tender documentation and annexes.

III.2.3. Technical and professional ability

List and brief description of conditions:

Requirements.

Good capacity and implementation ability are required.

Documentation requirement.

An account of the tenderer's average workforce in administration and for operative personnel.

Requirements.

Good experience is required from equivalent assignments.

Documentation requirement.

An account of the tenderer's most important deliveries in the last 3 years; including information on value, date and the recipient. The documentation is to be limited to a maximum of 5 deliveries and a minimum of 2.

Requirements.

A good, well functioning quality assurance system is required.

Documentation requirement.

An account of the tenderer's quality assurance system, possibly enclose a certificate of relevant certification.

Minimum level(s) of standards possibly required:

See the tender documentation and annexes.

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: no

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

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

websak 16/451

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

12.1.2017 - 12:00

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

until: 15.2.2017

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

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

25.11.2016