

**Norway-Sandnes: Construction work for multi-dwelling buildings and individual houses**

OJ S 231/2016 30/11/2016

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Sandnes kommune (Sandnes municipality)

National registration number: 964965137

Postal address: Postboks 450

Town: Sandnes

Postal code: 4319

Country: Norway

Contact person: Sandnes Eiendomsselskap KF (Sandnes Property Company]

For the attention of: Knut Haavardsholm

E-mail: [knut.haavardsholm@sandnes.kommune.no](mailto:knut.haavardsholm@sandnes.kommune.no)

Telephone: +47 48143075

**Internet address(es):**General address of the contracting authority: <http://www.sekf.no/>Address of the buyer profile: <http://eu.eu-supply.com/ctm/Supplier/CompanyInformation/Index/306369>Electronic access to information: [http://eu.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=175949&B=KGVLIGHT](http://eu.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=175949&B=KGVLIGHT)Electronic submission of tenders and requests to participate: [http://eu.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=175949&B=KGVLIGHT](http://eu.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=175949&B=KGVLIGHT)**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 authority

**I.3. Main activity**

General public services

**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**

Engineering design services for and the construction of respite care with a children's home in Skaarlia.

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

Works

Design and execution

Main site or place of performance: Sandnes.

NUTS code NO043 Rogaland

## **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)**

A decision was made in the town council's discussion of the finance plan for 2016-2019 to set aside resources for a respite care centre with a children's home. Up to 25 respite care and children's homes are included in the construction programme. The respite care centre must be planned with several minor units that all have the necessary functions. In this way, user groups with very different needs can have respite care at the same time and still be screened from each other. The programme houses the personnel facilities and administration together. In addition to the respite care units, the centre shall include premises for an activity department and communal functions/personnel section.

## **II.1.6. CPV code(s)**

45211000 Construction work for multi-dwelling buildings and individual houses, 45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation, 71320000 Engineering design services, 85311200 Welfare services for the handicapped, 85311300 Welfare services for children and young people

## **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 contract work includes both engineering design services for and the construction of a respite care centre with a children's home in Skaarlia.

Estimated value excluding VAT:

Range: between 75 000 000 and 80 000 000 NOK

### **II.2.2. Information about options**

Options: yes

Description of options: 1. Fixed price — as an alternative to regulation by an index in accordance with NS 8407 point 26.2, a fixed price supplement shall be given for changes in prices and wages in the construction period. The fixed price supplement is to be proportionally changed for any changes to the delivery. If a tenderer does not require to be paid for a fixed price supplement, he shall write 0 NOK in the below table.

2. An option price shall be given to deliver the building as passive house standard for vocational buildings (NS 3701-2012). All additional costs in the construction shall be included

in the option price.

3. Option price for welfare technology in accordance with chapter 59 in Annex no 32 BES001. Function description. This shall be priced as a separate item and shall not be included in the total price of the project. It is to be included as a part of the sum for the evaluation.

4. Option price for 24 hours, external tank for electricity aggregate, in accordance with Annex no 32 BES001. Function description. This is to be included as a part of the sum for the evaluation.

### **II.2.3. Information about renewals**

This contract is subject to renewal: no

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

Start 28.2.2017. Completion 1.5.2018

## **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**

#### **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: The tenderer is required to be a legally established company.

Documentation:

Norwegian companies: Company Registration Certificate from the Brønnøysund Register Centre.

Foreign companies: Registration certificate in a professional register as determined by legislation in the country where the tenderer is established.

Requirement: Tenderers must not have significant tax and VAT arrears, or an approved repayment plan must be in existence.

Documentation:

Norwegian companies: Tax and VAT certificate. The certificate can be ordered and obtained from Altinn. If this is not possible, it can be ordered from the tax collector or the Norwegian Tax Administration.

Foreign companies: Certificate issued by the competent authority in the tenderer's home country certifying that the tenderer has fulfilled his obligations regarding taxes and fees in accordance with the laws of the country where the tenderer is established.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: Documentation:

As documentation, the contracting authority will obtain a credit rating from Experian (the contracting authority subscribes to services from Experian).

The tenderer is expected to have familiarised himself with registered information about the company and by submission of the tender accepts that the information will be obtained and form the basis of the assessment of the supplier's economic situation.

Alternatively, a tenderer can enclose a credit rating with the tender, from a certified credit rating company, which shows that the tenderer fulfils the economic and financial capacity requirements. The credit rating shall be based on the last available accounting figures.

If for valid reasons a tenderer is unable to submit the documentation as requested by the contracting authority, the tenderer may prove his economic and financial standing with any other document that the contracting authority is able to accept.

Minimum level(s) of standards possibly required: Requirement: Tenderers shall have settled economic conditions and the economic ability to execute the contract, and the tenderer must as a minimum achieve a rating of good creditworthiness and have a minimum of 90 000 000 NOK in turnover in the last available fiscal year.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Documentation of competence:

Information on the education and professional qualifications of the people who will be responsible for the execution of the contract, i.e. Engineering Design Manager, Project Manager and Construction Manager.

1. Education;
2. Work Experience;
3. Project experience, hereunder:
  - The assignment (brief description)
  - Contract value excluding VAT.
  - Size/number m<sup>2</sup>
  - Point in time (year) of the assignment
  - Contracting authority;
  - Role in the project.

Documentation of experience:

As documentation, tenderers shall submit a list of the most important, relevant assignments, including specific information on:

- The role of the property developer
- The assignment (brief description)
- Contract value excluding VAT.
- Size/number m<sup>2</sup>
- Date (year) of the assignment
- Contracting Authority.

Based on the list, the contractor shall state the name and e-mail address of a contact person for the three most relevant assignments. The references will only be contacted if required.

Documentation of the quality system.

As documentation, the tenderer shall enclose certificates for the company's quality assurance system/quality management system issued by independent and competent bodies that confirm that the tenderer meets certified quality assurance standards such as ISO 9001:2008 or equivalent.

The Contracting Authority also accepts other documentation that demonstrates that the tenderer has a well functioning system for ensuring quality customised to the nature and scope of the assignment. As a minimum, the tenderer must present a general description of the

contents of the system including an overview of control plans and check-lists that are relevant for this assignment.

Minimum level(s) of standards possibly required:

Competence requirements:

Tenderers shall have good competence with the implementation of relevant turnkey contracts.

Requirements for experience:

Tenderers shall have experience as a property developer from at least three relevant assignments in the last five years for construction/installations of comparable size (m<sup>2</sup>) and complexity.

Quality system requirements:

The Contracting Authority requires tenderers to have a well-functioning system for ensuring quality customised to the assignment's nature and scope.

#### **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**

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**

Lowest price

##### **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**

2016

##### **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**

10.1.2017 - 10:00

**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: 15.4.2017

**IV.3.8. Conditions for opening of tenders**

Persons authorised to be present at the opening of tenders: no

**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**

**VI.4.3. Service from which information about the review procedure may be obtained**

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

26.11.2016