

Norway-Oslo: Real estate services
OJ S 237/2015 08/12/2015
Contract notice
Services

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: Oslo kommune Boligbygg Oslo KF (Oslo municipality, the Municipal Undertaking for Social Housing)

National registration number: 974780747

Postal address: Postboks 1192, Sentrum

Town: Oslo

Postal code: 0107

Country: Norway

For the attention of: Ruben Ramsland

E-mail: ruben.ramsland@bby.oslo.kommune.no

Internet address(es):

General address of the contracting authority: <http://www.boligbygg.no>

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/3524>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/138498>

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

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Framework agreement for consultancy services property development.

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.

NUTS code NO011 Oslo

II.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with a single operator

Duration of the framework agreement

Duration in years: 4

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 2 000 000 NOK

II.1.5. Short description of the contract or purchase(s)

Boligbygg Oslo KF needs assistance with sectioning properties, consultancy services for property development in its properties and for any sale of major properties (tenements).

II.1.6. CPV code(s)

70000000 Real estate services

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 framework agreement has an estimated total value of 500 000 NOK per year. The Contracting Authority intends to enter into an agreement with 1 provider. The Contracting Authority emphasises that the figures are estimates and that the actual volume may vary from year to year. The estimated value is not binding for the contracting authority. 1 of the characteristics of a framework agreement is that the concrete assignments and the volume of assignments are not concretised when the framework agreement is signed. These premises are the actual core in the terms for parallel framework agreements. Call-offs will take place as and when the contracting authority's needs materialise. This premise is known by both parties and it involves a risk that the amount of assignments will deviate from the above mentioned estimate — both positively and negatively. Tenderers must be aware that changes in the financial and/or political framework terms can lead to the estimated amount of assignments being increased/reduced.

The framework agreement period is 2 years from the date of contract signing.

The contracting authority has the option to extend the contract for a further 1 + 1 year.

Estimated value excluding VAT: 2 000 000 NOK

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 2

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: 24 (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

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: 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 in which the company is established.

III.2.2. Economic and financial ability

List and brief description of conditions: The tenderer must have the financial capacity to implement the assignment/contract.

— Credit evaluation/rating not older than 6 months, and which is based on the last known accounting figures.

The Municipal Undertaking for Social Housing reserves the right to obtain further credit ratings or other financial information (Annual Financial Statements including notes, the Board's annual reports and the Auditor's reports, as well as recent information of relevance for the company's fiscal figures).

III.2.3. Technical and professional ability

List and brief description of conditions:

1. The company must have a licence to conduct estate agency services:

— Documentation verifying the right to conduct estate agency services in accordance with the Estate Agency Act, Section 1-2, cf. Section 2-1.

2. The company must have good experience from equivalent assignments including:

— Sectioning;

— Property consultancy services;

— Commercial brokerage services.

3. Overview of the tenderer's principal, relevant contracts in the last 3 years, including information of:

— The contracting authority (including name, telephone no. and e-mail address):

a. Date;

b. The project's value;

- c. Description of the work that was carried out;
 - d. Annex 4 can be filled in, or a separate form can be used. The Contracting Authority reserves the right to contact the references.
4. Sufficient capacity and suitable staff for the assignment.
— An overview shall be provided of the organisation and the personnel that the tenderer has at its disposal for fulfilment of the contract.
(Note that individual CVs are not wanted here).

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: yes
Reference to the relevant law, regulation or administrative provision: The company must have a licence to operate estate agency services in accordance with the Estate Agency Act (LOV-2007-06-29-73).

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

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

201502791

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

15.1.2016 - 13:00

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

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

3.12.2015