

**Norway-Sandvika: Property management services of real estate on a fee or contract basis**

OJ S 237/2015 08/12/2015

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Bærum Kommunale Eiendomsselskap AS

National registration number: 982434289

Postal address: c/o Bærum kommune

Town: Sandvika

Postal code: 1304

Country: Norway

For the attention of: Trygve R. Bjercke

E-mail: [trb@baerum.kommune.no](mailto:trb@baerum.kommune.no)

Telephone: +47 92019201

**Internet address(es):**Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/1894>Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/138508>**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**

Other: a limited company owned by the municipality

**I.3. Main activity**

Economic and financial affairs

**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**

Property management, etc.

**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: Sandvika.

NUTS code NO Norge

**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)**

Property management, etc.

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

70330000 Property management services of real estate on a fee or contract basis, 70332200 Commercial property management 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**

Management of three properties.

**II.2.2. Information about options**

Options: yes

Description of options: The contract period is 2 years. Option for the contracting authority to prolong the contract with up to 2 years.

**II.2.3. Information about renewals**

This contract is subject to renewal: no

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

**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 2: Company Registration Certificate.

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 or business register as prescribed by the law of the country in which the service provider is established.

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

List and brief description of conditions: Requirement 3 — Finances.

The tenderer is required to be financially solvent, which gives the contracting authority the security that the tenderer will be financially viable throughout the period of the agreement.

Documentation requirement.

— Extended credit rating/report, not older than 3 months, from a publicly certified credit company, which includes a credit rating of the service provider — typically given by a letter or short text, as well as an explanation of this. The report shall be based on the last known accounting figures. The date must be clear.

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

List and brief description of conditions:

Requirement 4 — Implementation ability.

The tenderer is required to have an organisation that has the capacity to fulfil the contract.

Documentation requirement: — Organisation chart, as well as a description of how the tenderer will ensure access to qualified personnel.

Requirement 5 — Experience.

Good experience is required from equivalent assignments.

Documentation requirement: — List of the 3 most important deliveries or services performed during the past 3 years, including information about the value, time, and the name of the public or private recipients with contact information for any references.

### **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**

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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**

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**

2015 - 2

**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 - 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**

Duration in months: 003 (from the date stated for receipt of tender)

**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**

3.12.2015