

Norway-Oslo: Accommodation, building and window cleaning services

OJ S 242/2015 15/12/2015

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

I.1. Name and addresses

Official name: Arbeids- og velferdsdirektoratet, Økonomiavdelingen, Anskaffelsesseksjonen
(The Norwegian Labour and Welfare Administration, the Finance Department, the
Procurement Section)

National registration number: 889640782

Postal address: Postboks 5, St Olavs plass

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Internet address(es):

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/1002>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/138723>

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

National or federal agency/office

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

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

Procurement of Facility Management (FM-services) for Region East — counties: Vestfold — Buskerud — Akershus — Oppland — Oslo — Hedmark — Østfold.

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

Services

Service category No 27: Other services

Main site or place of performance: Norway: Region East.

NUTS code NO Norge

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 months: 72

In the case of framework agreements, provide justification for any duration exceeding 4 years: The contract period is 4 years from contract signing. The contracting authority (Purchaser) has the option of an extension of the agreement for an additional 1 + 1 year. These types of contracts normally run for a maximum of 4 years. NAV has assessed this procurement as so demanding to implement in the department and so important in order to ensure orderly employment processes and wages and working conditions, that we have decided to announce it for a longer period pursuant to the Public Procurement Regulations § 15-1 point 4. This extended contract period was discussed with the market at the supplier conference held in Oslo 23.11.2015, and it received a mostly positive reception there.

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

Estimated value excluding VAT: 302 400 000 NOK

Frequency and value of the contracts to be awarded: The NAV units shall procure core services from this contract if they currently procure these services from an external provider. The NAV units will join this contract as and when existing contracts are phased out or ended. If the above mentioned services are provided by the landowner, municipality or own employees, the services are not included in this contract. The municipality, landowner and others who NAV share a building with, have an option to procure FM services from this contract.

If a NAV unit has one or several existing contracts with the tenderer who is awarded the FM contract, the FM contract shall be valid immediately after the contract has been signed.

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

This procurement shall result in one regional framework agreement for FM services in Region East, comprising the counties Vestfold, Buskerud, Akershus, Oppland, Hedmark, Oslo and Østfold.

See the attached document for further information.

II.1.6. CPV code(s)

90911000 Accommodation, building and window cleaning services, 55512000 Canteen management services, 55510000 Canteen services, 90500000 Refuse and waste related services, 90510000 Refuse disposal and treatment, 79713000 Guard services, 64100000 Post and courier services, 60000000 Transport services (excl. Waste transport), 98392000 Relocation 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

NAV has carried out a questionnaire in Region East in which we have mapped the annual extent of the turnover from private providers within different service areas. The questionnaire indicates that the annual turnover is approx. NOK 48 million excluding VAT for core services and approx. 2 400 000 NOK excluding VAT for option services.

The contract period with a total of six years, including the options, is estimated to have a turnover for core services of approx. 288 000 000 NOK excluding VAT and approx. 14 400 000 NOK excluding VAT for option services. The estimates are only a guide and are without obligation for the contracting authority.

The tender documentation will include detailed information on turnover per service area, what units could join the contract, including the number of employees, area and geographical location.

Estimated value excluding VAT: 302 400 000 NOK

II.2.2. Information about options

Options: yes

Description of options: Option services:

- Removal services including consultancy services;
- Plant services;
- Other hourly based services;
- Meeting room service;
- Supplies administration;
- Service employees for simple operational services (not requiring a technical background);
- Reception services.

Provisional timetable for recourse to these options:
in months: 72 (from the award of the contract)

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: 12 (from the award of the contract)

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

Duration in months: 048 (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: Requirement:

The tenderer is required to be a legally established company.

Documentation requirement:

Norwegian tenderers: A Tax and VAT certificate from the tax authorities, not older than 6 months calculated from the deadline for requests to participate in the tender contest.

III.2.2. Economic and financial ability

List and brief description of conditions: Requirements:

The tenderer is required to have good financial solidity.

Documentation requirement:

- The contracting authority will obtain a credit rating carried out by Experian; see www.Experian.no. If information on the tenderer is not available in Experian, the tenderer shall submit a credit assessment from a publicly certified credit rating institution.
- Statement of the company's turnover for the last few years with relevance to this contract.

III.2.3. Technical and professional ability

List and brief description of conditions:

Requirement 1:

A very good implementation ability is required.

Documentation requirement 1:

- Description of the tenderer's general technical capacity and professional qualifications. With regard to the capacity, a description of the tenderer's relevant units shall be given. With regard to qualifications, a short overview of the tenderer's general relevant expertise shall be given. The personnel proposed to the assignment shall not be specified, and CVs not submitted.
- An overview of the tenderer's general workforce and the number of employees in the administrative management during the last 3 years.

Requirement 2:

Considerable experience is required from contracts comprising bunched services, i.e. several deliveries from the same tenderer to the same customer, which are administered as one.

Individual deliveries can be provided by sub-suppliers.

Documentation requirement 2:

- The tenderer's most important deliveries over the last 3 years, including a description of the assignment, their value, date and recipients.

Requirement 3:

A good, efficient quality assurance system is required.

Documentation requirement 3:

- Certificate issued by a certification body, which confirms compliance with the quality assurance standard NS-ISO 9001, or equivalent, or
- A description of the tenderer's quality assurance methods.

Requirement 4:

A good, well-functioning environmental management system is required.

Documentation requirement 4:

- Certificate issued by a certification body, which confirms compliance with the quality

assurance standard NS-ISO 14001, or equivalent, or
— A description of the tenderer's methods for environmental management.

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

Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures) no

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 3: and Maximum number 5

Objective criteria for choosing the limited number of candidates: — Description of the tenderer's general technical capacity and professional qualifications. With regard to the capacity, a description of the tenderer's relevant units shall be given. With regard to qualifications, a short overview of the tenderer's general relevant expertise shall be given. The personnel proposed to the assignment shall not be specified, and CVs not submitted.
— An overview of the tenderer's general workforce and the number of employees in the administrative management during the last 3 years.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated yes

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

15/6334

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 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

29.1.2016

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

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

10.12.2015