

Norway-Oslo: Health and social work services

OJ S 248/2016 23/12/2016

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Oslo kommune Sykehjemsetaten

National registration number: 990612498

Postal address: Nedre Slottsgate 3

Town: Oslo

Postal code: 0157

Country: Norway

For the attention of: Marianne Aas

E-mail: marianne.aas@syke.oslo.kommune.no

Telephone: +47 47659442

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Internet address(es):

Address of the buyer profile: <https://kgv.doffin.no/ctm/Supplier/CompanyInformation/Index/1775>

Electronic access to information: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/150459>

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

Health

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

Prequalification — long term rent and service provision contracts with non-profit suppliers who have a site.

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

Services

Service category No 25: Health and social services

Main site or place of performance: Oslo.

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)

The contracting authority invites tenderers to a prequalification for participation in a competition for the award of contracts for engineering design services, construction, rent, operation and maintenance of a nursing home, as well as nursing home operations (psychiatry and/or somatics).

II.1.6. CPV code(s)

85000000 Health and social work services, 45000000 Construction work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215210 Construction work for subsidised residential accommodation, 45215213 Nursing home construction work, 50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 66000000 Financial and insurance services, 70000000 Real estate services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 71000000 Architectural, construction, engineering and inspection services, 71300000 Engineering services, 71320000 Engineering design 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

In order to fulfil the municipality's need, the procurement of 3-5 nursing homes are being planned with up to 400 residents as long term rent contracts for rental periods of minimum 30 years, with an option for a 10 year extension. For the service provision contracts, the contract period is either 8 years + 1 year + 1 year, or continual contracts with 12 months notice, c.f. the assignment letter from the City Council Department for the Elderly, Health and Social Services, dated 13.12.2016.

Contracts will be awarded for the number of nursing homes that are necessary to cover the municipality's need for up to 400 places.

The contracting authority reserves the right to continue the competition for fewer than the total number of places if the sites' location allows this.

The procurement of each nursing home includes the following:

- Site;
- Development;
- Design;
- Engineering design;

- Construction;
- Administration, operation, maintenance and service (caretaker services) of the rented premises in the rental period;
- Nursing home services (psychiatry or somatics), service provision contracts.

The renovation and/or adaptation of existing buildings can be relevant if the tenderer fulfils the contracting authority's requirement specifications, including the Housing Bank of Norway's requirements for investment grants for nursing homes. In the competition the contracting authority will also open for tenderers facilitating a solution proposal where the site/property is used for several purposes, e.g. other residences and businesses. Other developments/other purposes must be compatible with the requirement specifications.

II.2.2. Information about options

Options: no

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

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 supplier shall have an orderly system in relation to payment of taxes and VAT.

Documentation requirement:

Tax and VAT certificate, not older than 6 months. The certificate can be ordered and downloaded from Altinn.

Foreign tenderers are to provide certificates from corresponding authorities in the countries where they are registered for tax.

If the authorities in the respective countries do not issue such authorisation, the tenderer must present a self-declaration regarding whether there are arrears on taxes and if so, the amount of these. The self declaration must be signed.

Requirement:

Tenderers shall be a legally established company.

Documentation requirement:

Company Registration Certificate.

Foreign tenderers must prove that the company is registered in a professional register or

business register, as prescribed in legislation in the country where the tenderer is established.

Requirement:

The tenderer/landlord and nursing home operator must be a non-profit actor.

Documentation requirement:

Tenderers shall provide an account and enclose relevant documentation of:

— The organisation's aim.

— That the company does not have profit as its goal and that any profit is exclusively used to run and offer humanistic and social services to the general public or special groups.

— Whether the organisation has had profit in the last five operating years and how this profit was used.

— Wages and any other compensation for managers.

— An overview of ongoing rent contracts (rent contracts etc.) of significance with profit making companies.

— That the entire organisation, without financial motivation, works to help social needs in society or specific exposed groups.

Requirement:

Tenderers are required to be affiliated to publicly approved apprentice schemes and regularly take in apprentices.

Documentation requirement:

A signed statement from the company regarding affiliation to any publicly certified apprenticeship schemes that are valid during the execution of the contract (both construction and service provision).

III.2.2. Economic and financial ability

List and brief description of conditions: Requirement:

Good economic solvency is required along with financial capability.

Documentation requirement:

The tenderer's annual financial statements, annual report and audit report for the last 3 years and recent information which is of importance to the tenderer's fiscal figures. Financial statements, annual report and audit report are what Norwegian companies send to the Brønnøysund Register Centre.

Credit analysis of the tenderer, issued by a certified credit rating agency, not older than 6 months.

Information on economic conditions or losses which are not documented in other places and which require documentation in accordance with Norwegian and/or international accounting standards.

Information on bank connections. Documentation is given by filling in the reference list included in the application form point 4.2.

Experience with financing similar projects. Documentation is given by filling in the reference list included in the application form point 4.3.

Example of a financing plan for a similar project.

If a single purpose company or similar is required to be established for this project, the contractor shall present confirmation that a parent company guarantee or another guarantee from a third party (bank/financial institution) shall be provided.

III.2.3. Technical and professional ability

List and brief description of conditions:

Requirement:

Tenderers are required to either have to will have a suitable site/property/suitable sites /properties in Oslo municipality.

When assessing the site(s)' suitability, the contracting authority will emphasize the factors listed in the qualification documentation point 1.7.

Documentation requirement:

- Description of the site(s)/property/properties with the address and cadastral and property numbers.
- Simple feasibility studying showing that the site(s)/property/properties have the potential to fulfil Oslo municipality's requirements. By this the contracting authority means a general description that states and refers to the planning base's possibilities and limits for the actual localisation and which justifies why the placement of the new nursing home is in line with the planning base (simple feasibility study).
- Transcript from the land register that confirms the availability of the property or documentation that the contractor has or will get for an unrestricted period the right to use the site/property for nursing home purposes.

Requirement:

Tenderers shall have good implementation ability.

1. Tenderers are required to have very good competence to carry out equivalent assignments; both as a property developer and long term property owner with management, maintenance and operational responsibilities and as a nursing home operator.
2. Tenderers are required to have experience from similar assignments: Both as a property developer and long term property owner with management, maintenance and operational responsibilities.
3. Tenderers are required to have experience from assignments as a nursing home operator or equivalent. Equivalent assignments mean activities within the nursing and welfare sector.

Documentation requirement:

1. Competence:

The tenderer shall prepare a competence matrix for each area of responsibility/profession. The following areas of responsibility shall as a minimum be included in the matrix: Project management, architect, central technical consultants (engineering designers), financial consultants, property managers and nursing home operators (psychiatry and/or somatics). It shall be clear which company shall carry out the assignment (a binding statement is required) for each individual area of responsibility,. The contractor shall submit a description of personnel with education and professional qualifications that the contractor can utilise within each of the general and special areas of responsibility. CVs shall not be submitted (a specific statement of personnel will be included in the tender documentation).

Documentation is given by filling in the reference list included in the application form point 5.2.

2. Tenderers shall prepare an overview and description of the most relevant assignments in the last 5 years, including their value, date and recipient. It shall specifically state:

- What projects the tenderer both developed and is/was a long term occupier.
- Assignments for nursing homes.
- Projects that were carried out with a construction cost of minimum 100 000 000 NOK excluding VAT.
- Projects that the tenderer has delivered as passive house.
- Projects that the tenderer has delivered with BREEAM certification or equivalent.
- Projects the tenderer has carried out with BIM.

Documentation is given by filling in the reference list included in the application form point 5.3.

The name and e-mail address of a contact person must be given for each project, including tenants. The contracting authority reserves the right to contact the stated reference persons.

3. Tenderers shall enclose a list of relevant experience in the last 3 years, including a description of the assignment's content, extent and value.

Documentation is given by filling in the reference list included in the application form point 5.3.

The name and e-mail address of a contact person must be given for each project, including tenants. The contracting authority reserves the right to contact the stated reference persons.

Requirement:

The tenderer shall have sufficient right to be responsible for the initiative.

Documentation requirement:

— Valid proof of Central certification for the right to be responsible in development class 3 for SØK and PRO respectively.

or

— Documentation that the company meets the requirement of the right to be responsible in development class 3 for SØK and PRO.

Requirement:

A good quality assurance system is required.

Documentation requirement:

— An account of the company's quality assurance to ensure that the assignment is being carried out in the most efficient and purposeful way.

— An example of a project plan for executed projects and a PA plan for handling sub-contractors shall be enclosed.

Requirement:

An environment management system is required.

Documentation requirement:

— An account shall be presented of how the routines are carried out and how they function.

The submission of a valid certificate is sufficient in cases where the routines are described in the organisation's quality or environmental management system in accordance with ISO 9001, ISO 14001, EMAS or an equivalent third party verified system.

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

Restricted

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

Envisaged minimum number 5: and Maximum number 7

Objective criteria for choosing the limited number of candidates: With the selection of any surplus qualified tenderers, the contracting authority will invite those tenderers who are best qualified on the basis of the qualification requirements for participation in the competition.

When deciding on which tenderer is best qualified, the contracting authority will emphasise the tenderer's ability to fulfil the contract and the suitability of the site.

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

201601048

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

24.3.2017 - 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

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

21.12.2016