

Norway-Stavanger: Building surveying services

OJ S 248/2019 24/12/2019

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Stavanger kommune

National registration number: 964965226

Postal address: Postboks 8001

Town: Stavanger

NUTS code: NO Norge

Postal code: 4068

Country: Norway

Contact person: Alan Kvanvig

E-mail: alan.kvanvig@stavanger.kommune.no

Telephone: +47 51508558

Internet address(es):

Main address: <https://permalink.mercell.com/113923930.aspx>

Address of the buyer profile: <https://www.stavanger.kommune.no/>

I.1. Name and addresses

Official name: Finnøy kommune

National registration number: 938633029

Postal address: Judabergvegen 6

Town: Finnøy

NUTS code: NO043 Rogaland

Postal code: 4160

Country: Norway

E-mail: post@finnoy.kommune.no

Internet address(es):

Main address: www.finnoy.kommune.no

I.1. Name and addresses

Official name: Rennesøy kommune

National registration number: 964979545

Postal address: Postboks 24

Town: Rennesøy

NUTS code: NO043 Rogaland

Postal code: 4159

Country: Norway

E-mail: post@rennesoy.kommune.no

Internet address(es):

Main address: www.rennesoy.kommune.no

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://permalink.mercell.com/113923930.aspx>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://permalink.mercell.com/113923930.aspx>

I.4. Type of the contracting authority

Regional or local authority

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Valuation of Business Properties in New Stavanger kommune [Stavanger Municipality]
Reference number: 19/25800

II.1.2. Main CPV code

71315300 Building surveying services

II.1.3. Type of contract

Services

II.1.4. Short description

The purpose of the procurement is to implement valuations of business properties in new Stavanger municipality for replacement of property tax from and including 2021.

With effect from 1.1.2020, the municipalities of Stavanger, Finnøy and Rennesøy will merge to become the new Stavanger. The new valuation documentation for the merged municipality will be ready by 31.12.2020 so that the property tax can be written by 30.6.2021.

II.1.5. Estimated total value

Value excluding VAT: 3 500 000,00 NOK

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.3. Place of performance

NUTS code: NO043 Rogaland

II.2.4. Description of the procurement

The assignment concerns inspections and proposals for valuation of business property, energy installations etc., that which is often referred to as other than residential and leisure property, throughout the new municipality.

Public purpose-built buildings such as schools, hospitals and churches will be given exemptions in accordance with the property tax law § 5 will not be valued.

The valuation must be carried out in accordance with the limits and guidelines under preparation by Stavanger kommune [Stavanger municipality]. Valuations will occur with the help of templates and external inspections. The supplier must assess when templates cannot be used and if it is necessary to prepare a separate valuation document.

Stavanger municipality uses Nokart's Komtek and Komtek inspections.

A comprehensive description of the delivery and scope is in the tender documentation in the requirement specification in chapter 6 and Appendix 1 — Contract for assistance from the consultant SSA-B simple, cf. point 1.1 'The scope of the consultant assistance'.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 3 500 000,00 NOK

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Start: 24/02/2020 End: 31/12/2020

This contract is subject to renewal: yes

Description of renewals:

In addition, the contracting authority will have an option to extend the contract until 31.12.2021.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

After the defined consultant assignment (i.e. main inspection and valuation of business properties) is implemented and completed per 31.12.2020, the municipality will also have an option to purchase consultancy services (additional follow-up, detailing, presentations or reviews, as well as assistance in complaint cases) from key persons in the project, and then according to the supplier's stated hourly rates in this contract. The municipality therefore retains the right to procure consultancy services for a limited scope that applies to the project until 31.12.2021.

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Requirement: tenderers must be a legally established company.

Documentation: as documentation the contracting authority will obtain information from Experian. (The contracting authority subscribes to services from Experian). If the tenderer is registered in a foreign register of business enterprises, the tenderer must, upon request,

present documentation that substantiates that the tenderer is registered in a trade index or other register of business enterprises as stated in the country where the tenderer is established.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

Requirement: tenderers must have the economic ability to capacity to carry out the assignment.

Documentation: as documentation the contracting authority will obtain the credit rating Commercial Delphi Score from Experian. (The contracting authority subscribes to services from Experian). The tenderer must, as a minimum, achieve a rating of 'credit worthy', i.e. the tenderer must be in risk classification 5 or higher on the Experian scale. 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 tenderer's financial situation. If the contracting authority is unable to find the credit rating for the company in Experian, or if the credit rating is in discrepancy with the required rating, the contracting authority will seek to find the required information in a different way. The contracting authority can for example evaluate if the financial ability is satisfactory based on other information available in the Experian system, or request other information that verifies that the tenderer has the required financial ability to fulfil the contract.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

Requirement: experience from relevant assignments is required. Relevant assignment means valuation of business properties and relevant properties. Documentation of excellent implementation ability is required.

Documented by: the tenderer must on request be able to present a description of the tenderer's most relevant assignments (max. 3 units) during the last 5 years. The description must include the project name and contracting authority. Name of a reference person at the contracting authority, with a telephone number and email address. The scope and value of the assignment. The time period of the assignment.

Description of the assignment. description of the tenderer's role, assignments. A more detailed account of the relevance of the assignment in relation to the services that will be delivered in this procurement. The contracting authority reserves the right to contact the references in order to confirm/verify submitted information.

Capacity: the supplier must have the necessary capacity to meet the need when carrying out the assignment.

Documented by: the tenderer must, on request, be able to present the company's organisational plan and the company's total staffing, as well as an overview of the persons in the company that will have responsibility for this assignment.

Requirement: formal competence for valuation of properties (member of Norges-takeringsforbund or equivalent. Key persons are required to lead and have professional responsibility for the assignment and other consultants who will implement the assignment have relevant education and professional qualifications and work experience. The assignment will be led by a leading/senior consultant (key person) and the contracting authority anticipates that the leading/senior consultant (key person) is closely connected to this assignment.

Documented by: The tenderer must, on request, be able to present confirmation of membership in Norges takseringsforbund [Norway's Valuation Association] or equivalent.. Also attach CVs for key persons in the company that will lead and have professional responsibility for the assignment, and CVs for all other consultants who will assist in the execution of the assignment.

Requirement: the tenderer shall have an environmental management system which guarantees that the tenderer is able to comply with environmental requirements given in the tender documents and the contractual obligations.

Documentation: the tenderer shall upon request present a brief statement, maximum one (1) A4 page. The statement shall describe the tenderers declared environmental goals, status on the environmental works in own company and planned measures with relevance to this contract. As an alternative this requirement can be substantiated by filling in the documentation requirement stated in field D and 'Attester utstedt av uavhengige organer for miljøledelsesstandarder'.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open procedure

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

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 22/01/2020 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

Norwegian

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 16/03/2020

IV.2.7. Conditions for opening of tenders

Date: 22/01/2020 Local time: 12:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: Stavanger tingrett

Town: Stavanger

Country: Norway

VI.5. Date of dispatch of this notice

20/12/2019

