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**AT-Vienna: provision of building inspection, maintenance, alteration and repair services**

**2010/S 189-287826**

**Contract notice**

**Section I: Contracting authority**

**I.1) Name, addresses and contact point(s):**

European Union Agency for Fundamental Rights, attention: Procurement Section, Schwarzenbergplatz 11, 1040Vienna, AUSTRIA. Tel. +43 158030610. Fax +43 158030691. E-mail: [procurement@fra.europa.eu](mailto:procurement@fra.europa.eu)

**Internet address(es):**

General address of the contracting authority: <http://www.fra.europa.eu>

Address of the buyer profile: [http://fra.europa.eu/fraWebsite/about\\_fra/procurement/procurement\\_en.htm](http://fra.europa.eu/fraWebsite/about_fra/procurement/procurement_en.htm)

**Further information can be obtained at:**

As in abovementioned contact point(s).

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:**

As in abovementioned contact point(s).

**Tenders or requests to participate must be sent to:**

As in abovementioned contact point(s).

**I.2) Type of the contracting authority and main activity or activities:**

European institution/agency or international organisation.

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:**

Provision of building inspection, maintenance, alteration and repair services.

**II.1.2) Type of contract and location of works, place of delivery or of performance:**

Services.

Service category: No 1.

Main place of performance: The place of performance of the tasks shall be the contracting authority's premises.

NUTS code: AT130.

**II.1.3) The notice involves:**

The establishment of a framework agreement.

**II.1.4) Information on framework agreement:**

Framework agreement with several operators.

Maximum number of participants to the framework agreement envisaged: 5.

Duration of the framework agreement: Duration in year(s): 4.

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

Estimated value excluding VAT: 400 000 EUR.

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

The subject of the contract is the provision of building inspection, maintenance, repair and alteration services at the premises of the contracting authority in Vienna.

II.1.6) **Common procurement vocabulary (CPV):**  
50700000.

II.1.7) **Contract covered by the Government Procurement Agreement (GPA):**  
Yes.

II.1.8) **Division into lots:**  
Yes.  
Tenders should be submitted for: 1 or more lots.

II.1.9) **Variants will be accepted:**  
No.

II.2) **Quantity or scope of the contract**

II.2.1) **Total quantity or scope:**  
The maximum volume of the framework contract is estimated at 400 000 EUR for the 2 lots, over 4 years, excluding VAT. Lot 1, maximum estimated volume: 150 000 EUR; lot 2, maximum estimated volume: 250 000 EUR. Depending on the budget availability and the needs of the contracting authority, this amount could be increased up to 50 %.  
Estimated value excluding VAT: 400 000 EUR.

II.2.2) **Options:**  
No.

II.3) **Duration of the contract or time limit for completion:**  
Duration in months: 48 (from the award of the contract).

#### **Information about lots**

Lot No 1

Title: Building inspection, maintenance and repair services

- 1) **Short description:**  
The purpose of this tender (lot 1) is to award a minimum of 3 and a maximum of 5 framework contracts, in cascading and descending order, for the provision of services related to inspection, maintenance and repairs of building premises, structural items and technical equipment, provided that there is a sufficient number of economic operators that satisfy the selection criteria or a sufficient number of admissible tenders which meet the award criteria.
- 2) **Common procurement vocabulary (CPV):**  
50700000.
- 3) **Quantity or scope:**  
Estimated value excluding VAT: 150 000 EUR.
- 5) **Additional information about lots:**  
Technical award criteria for lot 1 (as stated in clauses 18 and 19 of Annex A — tender specifications):  
Criteria 1: description of the activities to undertake the tasks. Weighting: 50 %.  
Criteria 2: approach for the reporting of inspection results. Weighting: 30 %.  
Criteria 3: time plan (schedule) for the activities. Weighting: 20 %.  
The ranking of tenders in order to determine the most economically advantageous tender will be based on the following quality/price ratio: 70 %/30 %.

Lot No 2

Title: Building alteration services

- 1) **Short description:**  
The purpose of this tender (lot 2) is to award a minimum of 3 framework contracts with reopening competition, for the provision of building alteration services, provided that there is a sufficient number of economic operators that satisfy the selection criteria or a sufficient number of admissible tenders which meet the award criteria.
- 2) **Common procurement vocabulary (CPV):**  
50700000.
- 3) **Quantity or scope:**  
Estimated value excluding VAT: 250 000 EUR.
- 5) **Additional information about lots:**  
Technical award criteria (as stated in clauses 18 and 19 of Annex A — tender specifications):  
Criteria 1: description of the tenderer's understanding of the needs of the contracting authority. Weighting: 40 %.  
Criteria 2: description of the activities and provision of a work plan. Weighting: 40 %.  
Criteria 3: description of the team including the profiles to be used. Weighting: 20 %.  
The ranking of tenders in order to determine the most economically advantageous tender will be based on the following quality/price ratio: 70 %/30 %.  
Award criteria after reopening of competition:  
I. description of the activities needed to undertake the tasks and provision of the work plan. Weighting: 60 %.  
II. time schedule for the proposed activities listing the profiles per work plan activity. Weighting: 40 %.  
The most economically advantageous tender after reopening of competition will be calculated in accordance with the following formula: score for tender X = lowest price/price of tender X \* quality score (out of 100) for all criteria of tender X.

**Section III: Legal, economic, financial and technical information**

- III.1) **Conditions relating to the contract**
- III.1.1) **Deposits and guarantees required:**  
A prefinancing guarantee for the total amount of prefinancing payment for prefinancing in excess of 150 000 EUR will be required, if applicable.
- III.1.2) **Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them:**  
Please refer to clause 22 of the tender specifications (Annex A) and Article 1.5 of the draft framework service contract (Annex B) available at <http://www.fra.europa.eu>
- III.1.3) **Legal form to be taken by the group of economic operators to whom the contract is to be awarded:**  
Joint tenders submitted by several economic operators (a consortium or a group of companies) are allowed. In such cases, one of the members must be designated as the group leader or group manager. All members of a consortium (i.e. the leader and all other members) are jointly and severally liable to the contracting authority.
- III.1.4) **Other particular conditions to which the performance of the contract is subject:**  
No.
- III.2) **Conditions for participation**
- III.2.1) **Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers:**  
Information and formalities necessary for evaluating if requirements are met:

Exclusion criteria: please refer to clause 18.1 of the tender specifications (Annex A) available at <http://www.fra.europa.eu>

III.2.2) **Economic and financial capacity:**

Information and formalities necessary for evaluating if requirements are met:

Please refer to clause 18.2.1(b) of the tender specifications (Annex A), available at <http://www.fra.europa.eu>

Minimum level(s) of standards possibly required:

Please refer to clause 18.2.1(a) of the tender specifications (Annex A) available at <http://www.fra.europa.eu>

III.2.3) **Technical capacity:**

Information and formalities necessary for evaluating if requirements are met:

Please refer to clauses 18.2.2(a) to 2(e) of the tender specifications (Annex A), available at <http://www.fra.europa.eu>

Minimum level(s) of standards possibly required:

Please refer to clauses 18.2.2(b) and 2(c) of the tender specifications (Annex A), available at <http://www.fra.europa.eu>

III.2.4) **Reserved contracts:**

No.

III.3) **Conditions specific to services contracts**

III.3.1) **Execution of the service is reserved to a particular profession:**

No.

III.3.2) **Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service:**

Yes.

**Section IV: Procedure**

IV.1) **Type of procedure**

IV.1.1) **Type of procedure:**

Open.

IV.2) **Award criteria**

IV.2.1) **Award criteria:**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document.

IV.2.2) **An electronic auction will be used:**

No.

IV.3) **Administrative information**

IV.3.1) **File reference number attributed by the contracting authority:**

F/SE/10/05.

IV.3.2) **Previous publication(s) concerning the same contract:**

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:**

8.11.2010 (17:00).

IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up:**

Bulgarian, Czech, Danish, Dutch, English, Estonian, Finnish, French, German, Greek, Hungarian, Irish, Italian, Latvian, Lithuanian, Maltese, Polish, Portuguese, Romanian, Slovak, Slovenian, Spanish and Swedish.

**IV.3.7) Minimum time frame during which the tenderer must maintain the tender:**

Duration in month(s): 6 (from the date stated for receipt of tender).

**IV.3.8) Conditions for opening tenders:**

Date: 15.11.2010 (11:00).

Place: At the contracting authority's premises.

Persons authorised to be present at the opening of tenders: yes.

An authorised representative of each tenderer may attend the opening of the bids. Companies wishing to attend are requested to notify their intention by sending a fax or e-mail at least 48 hours in advance to the fax or e-mail given under clause 21 of the tender specifications — Annex A. This notification must be signed by an authorised officer of the tenderer and specify the name of the person who will attend the opening of the bids on the tenderer's behalf.

**Section VI: Complementary information**

**VI.1) This is a recurrent procurement:**

No.

**VI.2) Contract related to a project and/or programme financed by EU funds:**

No.

**VI.4) Procedures for appeal**

**VI.4.1) Body responsible for appeal procedures:**

General Court of the European Union, boulevard Konrad Adenauer, 2925 Luxembourg, LUXEMBOURG. Tel. +352 4303-1. Fax +352 433766. E-mail: [ecj.registry@curia.europa.eu](mailto:ecj.registry@curia.europa.eu) Internet: <http://curia.europa.eu>

**VI.5) Date of dispatch of this notice:**

17.9.2010.