

Tender Notice

Consulting Services - Energy Efficiency in Public Buildings and Renewable Energies in the District Heating Sector ("Greening the Public Sector")

International Public Bidding (with Pre-qualification)

- Partner Country:** Republic of Serbia
- Reference-No.:** BMZ-No.: 2019 68 395, 2019 70 136
KfW Procurement No.: 506347
- Submission Deadline:** February 12, 2021 (12:00 local time in Serbia)
- Submission Language:** English
- Prequalification:** Invitation for Expression of Interest
- Reference:** International open tender for Consulting Services for the Project "Energy Efficiency in Public Buildings and Renewable Energies in the District Heating Sector" ("Greening the Public Sector"). Hereinafter called "the VMA Project".
- Employer:** Ministry of Mining and Energy (MoME)
- Financing:** The project volume of the VMA Project is approximately EUR 100 million and financed by interest subsidized loans from the German Government via KfW, an EU grant of EUR 5 million from the Western Balkans Investment Framework (WBIF).
- Project Background:** The VMA Project concerns the energy efficient rehabilitation and modernization of the hospital VMA in Belgrade.
- The VMA is the largest hospital in Serbia and may be considered one of the largest in Europe. Further, it is known for its high standard in medical practice and considered to be the most outstanding medical institution in Serbia. As a tertiary care facility the VMA is also a teaching hospital for the medical faculty of the University Belgrade and one of the major research institutions in the country.
- The building construction was completed in 1981 and operation started in January 1982. The original high quality construction in conjunction with an outstanding level of maintenance has kept the VMA in a relatively good shape. However, the building and particularly its technical installations and distribution systems have reached the end of their life span after 37 years in operation. The VMA largely does not comply with present energy efficiency standards and shows severe deficiencies in complying with other standards such as hygiene and fire protection.
- The most urgent problems concern primarily the improvement of technical systems and installations allowing the largest energy saving measures in the short run. i.e. oversized and inefficient boilers, an outdated building automation system and inefficient distribution systems of heating and cooling. Secondly, there are further

intervention areas relating to the planning, design, operation and management of the hospital that showing high potential to improve overall energy consumption.

Project Measures:

The complete rehabilitation of the VMA shall be performed in three stages. This VMA Project, ca. EUR 100 million, is considered as stage 1 of the entire rehabilitation. The VMA Project can be sub-divided into four main intervention areas:

1. Technical systems and installations

- a. Upgrading and/or replacement of building automation, heating and cooling system, room conditioning and lighting,
- b. Replacement of hot & cold water distribution and installation of new pumps
- c. Installation of renewable energy e.g. photovoltaic, solar thermal energy

2. Building related interventions

- a. Replacement of windows and concrete repairs including monitoring and investigation of cracked elements,
- b. Renewing roofs and upgrade insulation of ceilings to unheated rooms,
- c. Further smaller measures (incl. airlocks to major entrance area)

3. Hospital function related measures

- a. Upgrading and/or installation of fire safety, Hygiene and general comfort improvements,
- b. Energy efficient reconstruction of OT (operating theaters) and IC (intensive care),
- c. Internal building refurbishment (in selected areas)

4. Consultant services (shall include but not limited to)

- a. Elaborate detailed studies including study visits,
- b. Collect necessary data for Designs and Designs preparation,
- c. Elaborate preliminary design, detailed design and documents for all necessary permits,
- d. Conduct tender procedure, including preparation of tender documents, assist PIU in tender publishing, evaluation of bids and assist PIU in contract negotiation with best bidder,
- e. Works implementation, incl. on-site supervision during all construction works, verification of quality and quantity of executed works, release of payments, etc.
- f. Provide project management services and plan and implement communication and visibility activities,
- g. Introduce further accompanying measures plus other small measures

Requested Consulting Services:

The rehabilitation of the VMA Project can be categorized as sophisticated and complex. The areas of intervention are highly interdependent, several deeper analyses are necessary and the determination of designs and technologies is yet to be made. Moreover, a full operation during the whole construction period has to be ensured. This may require interim solutions, replacement measures and temporary outsourcing. These characteristics distinguish the VMA Project from other, classical Financial Cooperation projects and call for a different type of consulting support. Therefore, a *Project Management Office (PMO)* concept shall be applied.

PMO shall be established and be responsible for the further preparation, project management, coordination and supervision of works, supplies and services of the VMA Project.

Envisaged PMO structure of works: Generally, the scope of works should be sub-divided into a fixed and a flexible package. The fixed package encompasses the management and control of the overall project planning and implementation process, whereby the flexible package comprises still to be selected experts and sub-consultants. The successful applicant for the fixed package shall pre-select, subcontract and administer the future components of the flexible package, worth up to 50% of the fixed package costs.

The PMO shall take on the role of a FIDIC engineer for the VMA Project.

The award of the Consulting services is planned for beginning 2021. The overall implementation of the project is expected to be completed within 72 months plus 12 months of defects liability period.

The prequalification for consulting services will be guided by the latest version of the "Guidelines for the Procurement of Consulting Services, Works, Plant, Goods and Non-Consulting Services in Financial Cooperation with Partner Countries". https://www.kfw-entwicklungsbank.de/PDF/Download-Center/PDF-Dokumente-Richtlinien/Vergaberichtlinien-2019-Englisch-Internet_2.pdf

The Employer intends to award the requested consulting services (fixed package plus right to execute the flexible package) to eligible consultants. Eligible consultants are all independent and qualified consulting companies with more than ten (10) years of experience in the sector. Sector means Energy Efficient Rehabilitation of Buildings and Construction/Reconstruction/Rehabilitation of Hospitals. The Consultants personnel shall have experience in concept preparation, technical design, tendering, construction and commissioning supervision as well as project management of energy efficiency projects and in the hospital sector.

Consulting firms with regional experience in handling similar projects with similar tasks in Western Balkan (Serbia included), European Economic Area (EEA), Georgia and Ukraine are preferred. The Bidder shall show a necessary average annual turnover of more than EUR 3.5 million over the last three years. A consortium or joint venture needs to show a total average annual turnover of EUR 3.5 million over the last three years, whereas the lead partner shall show an average annual turnover of more than EUR 2.45 million.

More detailed information about the project, content and form of the application documents and the scope of services of the Consultant can be requested from the Tender Agent (TA). Without this information, it might not be possible to produce a compliant Expression of Interest.

Detailed Terms of Reference will be provided to consultant that submitted an expression of interest and that have been successfully prequalified.

For any request to or correspondence with the TA, the responsible person of the Employer shall be taken in cc.

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