

Tender Notice

Consulting Services - Energy Efficiency in Public Buildings, Phase II in Serbia

International Public Bidding (with Pre-qualification)

Partner Country:	Republic of Serbia
Reference-No.:	BMZ No. 2014 68 644, 2014 70 384 KfW Procurement No. 505906
Submission Deadline:	October 9 th , 2020 (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, Phase II" in Serbia.
Employer:	Public Investment and Management Office (PIMO)
Financing:	The Project will be financed by KfW by a loan in the amount of EUR 20 million and a grant in the amount of EUR 1,5 million.
Project Background:	<p>The Project "Energy Efficiency in Public Buildings, Phase II" concerns the energy efficient rehabilitation of 50-60 public buildings in selected municipalities throughout Serbia. The purpose of the Project is to contribute to improved energy performance in targeted buildings, to strengthen capacities for carrying out decentralized public infrastructure projects with focus on energy efficiency and to stimulate local value chains. This is to contribute to the population and the environment benefiting from a sustainable, efficient and reliable energy supply laying ground for the convergence of Serbia to the EU.</p> <p>The project covers the energy efficient rehabilitation of public buildings related predominantly to the educational, healthcare, social protection and sport sector in Serbia's municipalities. Rehabilitation works, goods and services can be divided into three categories: 1) energy efficiency measures (e.g. thermal insulation of façade walls and roof, replacement of heating systems), 2) structural measures (e.g. structural rehabilitation, paintings, installation of sprinkler system) and 3) comfort measures (e.g. rehabilitation of sanitary rooms, suppression of mold). At least 50 % of the total investment costs shall target at energy efficiency measures.</p>
Project Measures:	<p>The Project is divided into two Clusters, Cluster I and Cluster II. Whereas Cluster I shall ensure a continued financing of the country-wide PIMO-Program "Program for Reconstruction and Improvement of State-Owned Public Facilities in Education, Healthcare, Social Protection and Sport Sectors ("PIMO-Program")".</p> <p>Cluster II shall introduce structure and energy audits and post construction energy audits according to DIN V 18599 and related newest EU Directives for EE and EPB and fulfil ISO 52000 series standards as also being introduced in Montenegro and other countries on the Balkans.</p>

By Cluster I, the current implementation modus operandi of the PIMO-Program shall be supported to ensure continuing activities. Cluster I shall encompass ca. 75 % of the Project volume for investment (=15 million EUR out of the loan proceeds). Cluster II shall amount to ca. 25 % of the Project volume for investment (=5 million EUR out of the loan proceeds).

Cluster II equals Cluster I with the following two modifications that concern energy efficiency measurements:

1. Structure and Energy Audit (SEA): A SEA is conducted prior to the preparation of the Preliminary Detailed Design of the works to be undertaken and can thus be contemplated as “concept design”, showing different (normally three) variants or implementation by steps and its implications in terms of investment scope and volume, payback periods, CO₂-savings, energy costs per year and monetary savings. The SEA is a highly standardized report, based on on-site walk through audits of the facilities. The energy calculations are done based on the DIN V 18599 standards developed by Fraunhofer Institute, compliant with EU requirements and adapted to the climatic conditions in Serbia. Further the user profiles out of DIN v 18599-10 shall be used. These energy audits will be performed by an independent third-party consultant.
2. Post Construction Energy Audits (PCEA): The PCEA are on one side an update of the SEA's in which the final EE-measures after construction are reflected and on the other side it shall be checked if the demand-based energy needs after construction matches the consumption based data after implementation of the measures. By measuring the actual energy consumption of a building, the PCEA shall verify whether the imputed efficiency gains and greenhouse gas savings calculated in the SEA also correspond to real energy consumption. The PCEA shall be carried out for each building of cluster II, earliest one year after commissioning when all seasonal climatic fluctuations have been completed.

Requested Consulting Services:

The Supervision and Monitoring Consultant (“SMC”) shall provide assistance in quality enhancement and assurance related issues, energy efficiency consulting, the project monitoring, assistance in disbursement, claim and administration related tasks, reporting (to KfW) on the project progress, construction monitoring on a selective base, implementation of trainings and/or awareness campaigns for facility managers and the buildings users and for performing the Post Construction Energy Audits (PCA) for Cluster II. The SMC will not provide services as Owners Engineer according to FIDIC Pink Book and does not need to prepare detailed designs nor render constant site supervision.

In particular, the Supervision and Monitoring Consultant(s) shall:

- Monitor the entire procurement and implementation processes for works and services by the municipalities and PIMO on a general level (incl. regular site visits/random spot checks) to be financed under the Project, create and continuously feed database with project related information in order to verify the Project's impacts, conduct selective and ad-hoc construction

site visits.

- Report to PIMO/KfW on the progress of Project implementation: quarterly report to PIMO/KfW on the progress of implementation including financial overviews regarding the use of funds.
- Carry out Post Construction Energy Audits for every building of Cluster II in order to verify the effectiveness of efficiency measures and the reduction CO2 gas emissions.
- Conduct a representative study at the initial stage of the project and after the finalization of the project's activities (before-after-comparison), in order to evaluate the municipalities capacities in the preparation and implementation of public infrastructure projects.
- Implement trainings and/or awareness campaigns for facility managers and the buildings users to assure the adaptation of the users behaviour in retrofitted buildings.
- Where necessary, the SMC assists PIMO in disbursement related issues regarding the Special Designated Account and overall Project administration.

The award of the Consulting services is planned for 4Q/2020. The overall implementation of the project is expected to be completed within 39 months plus 12 months of defects notification period and performance of Post construction energy audits.

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

It is foreseen to assign the services to an independent consultant firm with proven experience in the implementation of similar projects with similar tasks. Consulting firms with regional experience in Serbia, Montenegro, Albania, Kosovo, Croatia, Bosnia & Herzegovina, North Macedonia, Slovenia, Ukraine, Georgia and Armenia are preferred. The Bidder shall show a necessary average annual turnover of more than EUR 1 million over the last three years. A consortium or joint venture needs to show a total average annual turnover of EUR 1 million over the last three years, whereas each party shall show an average annual turnover at least EUR 0.2 million, the lead partner shall show an average annual turnover of more than EUR 0.7 million.

Applicants shall submit one original of the Application to the Employer (PIMO), first copy to the Tender Agent (Mr. Uwe Settelmaier) and second copy to the Tender Agent (Mrs. Hanna Slobodyanyuk-Montavon).

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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