

Tender Notice

Consulting Services - Promotion of Energy Efficiency in Public Buildings - Greening Public Infrastructure in Montenegro

International Public Bidding (with Pre-qualification)

- Partner Country:** Republic of Montenegro
- Reference-No.:** BMZ-No.: 2019 68 437 KfW Procurement No.: 505753
WB-IG04-REG-ENE-02
- Submission Deadline:** 24 August 2020 (12:00 local time in Montenegro)
- Submission Language:** English
- Prequalification:** Invitation for Expression of Interest
- Reference:** International open tender for Consulting Services for the Project "Promotion of Energy Efficiency in Public Buildings - Greening Public Infrastructure in Montenegro".
- Employer:** Ministry of Economy of the Republic of Montenegro (MoE)
- Financing:** The Project will be financed by KfW with a loan in the amount of up to EUR 45 million, EUR 5 million grant from the EU and ca. EUR 10 million by the Republic of Montenegro.
- Project Background:**
The Project will focus on public buildings that were mainly constructed shortly after World War II and became very obsolete. Chronic problems are missing heaters or heating systems which are not working, badly insulated and leaky roofs, single-glazed windows and thermal bridges all leading to mold in and many other defects. The energy consumption is correspondingly high, the user-friendliness (indoor climate, comfort) is severely restricted and many buildings have almost reached the end of their useful economic and technical life. After the implementation of the energy efficiency measures the terms of use shall be improved and the operating costs shall be decreased significantly. High visibility of the investments in the public sector shall also serve as an example for private households and private sector.
- The objective of the Project is to improve energy efficiency in selected public buildings and to ensure a reliable energy supply from renewable energy. This is intended to contribute to reducing greenhouse gas emissions and achieving the Intended Nationally Determined Contribution (INDC). The overarching development policy objective is, that the population and the environment benefit from a sustainable, efficient and reliable energy supply.
- In addition, renewable energy (e.g. photovoltaic or solar thermal energy or biomass) should be used where possible.
- Project Measures:** The Consulting Services of the Project comprise a fixed package a) and a flexible package b).
a) The fixed package concerns consulting services (mainly design, tendering and supervision) for the energy efficient

rehabilitation of existing public buildings. The currently estimated investment costs related to the services for the fixed package amount to approximately EUR 47 million.

The main guideline for the rehabilitation of existing buildings is the EU Energy Efficiency Directive 2012/27 and its amended Version (EU Energy efficiency Directive 2018/2002) in conjunction with the associated adjustments in Article 24 of the Energy Community Treaty, all being relevant for EU candidate countries.

The buildings to be rehabilitated will be assessed by Structure and Energy Audits (SEA's). The SEA's will be elaborated by independent Energy Experts in a separate assignment. The final selection of the buildings and determination of the estimated investment will depend on the results of the SEAs and funds available.

The type of holistic, energy efficient rehabilitation of buildings applied in this Project and underlying the REEP PLUS comprises three types of investment measures:

- Structural measures that are of basic importance for the serviceability of the buildings (i.e. static measures, sealing measures, etc.): fire protection, sewerage/drainage systems, roof repairing, facade, electrical power system, structural expansion/reconstruction and other repair works.
- Comfort measures that increase the comfort and the learning, working and living conditions of the users (i.e. renewing of sanitary rooms, improvement of summer heat protection, etc.): sanitary rooms, floor covering, interior, pavement etc.
- Energy efficiency measures that improve the energy efficiency performance of the buildings (i.e. additional thermal insulation layers, heating renewal, etc.): exterior walls, roof/top floor ceilings, windows, basement ceilings/walls, heating system/hot water preparation, lighting system, external sunshades and solar and biomass energy plants.

The majority of the funds are to be used for energy efficiency measures. Min. 50% of the funds shall be invested in energy efficiency measures and indicatively around 35% in structural measures and 15% in comfort measures throughout all refurbished buildings with deviations from building to building.

b) The flexible package concerns 1) consulting services (detailed design, tendering and supervision) for the construction of a new public building according to at least Nearly-Zero-Energy-Building (NZEB) standard, 2) services to be provided by an Energy Advisory Consultant and 3) other, still to be determined consultant services. The budget for the flexible package is fixed and amounts to EUR 2-2,5 million.

For new buildings the Energy Performance of Buildings Directive (EPBD) 2010/27/EU including its amendment EPBD Directive 2018/844 is of particular importance. The EPBD stipulates that from 2021 on all new public buildings must at least meet the so-called Nearly Zero-Energy Buildings (NZEB) standard.

The services to be provided by the Energy Advisory Consultant are not yet defined. These services will be described in detail later on in the

Terms of Reference, which will be made available to all prequalified bidders.

Requested Consulting Services:

The Implementation Consultant (fixed and flexible package) shall provide expertise in concept preparation, designing, tendering, engineering, construction and commissioning supervision and project management to the Employer to ensure the implementation of the Project with respect to time, cost and quality.

The consulting services comprise primarily the following main tasks:

- Revision of available documentation and Structure and Energy Audits;
- Detailed Design of the Works;
- Development and implementation of an Environmental and Social Management Framework (ESMF) according to KfW guidelines;
- Assist the PIU/MoE in the tendering processes for construction works: designing and implementing the Tender Process (as defined in the "Guidelines for the Procurement of Consulting Services, Works, Plant, Goods and Non-Consulting Services in Financial Cooperation with Partner Countries" in compliance with (i) the Procurement Guidelines and (ii) the environmental and social standards;
- Supervision of the erection and commissioning of the works;
- Supervision of the environmental and social impacts and occupational safety of the project and their compliance with respective EU legislation requirements;
- Support of the Project Implementation Unit (PIU) in quality control, impact monitoring and reporting;
- Checking and Co-signing the disbursement requests from the PIU/MoE
- Impact verification and monitoring;
- Checking of invoices;
- Managing of variation orders and claims;
- Preparation and conduction of post construction energy audits (update of pre-rehabilitation structure and energy audits);
- Issuing of energy certificates;
- Setting-up of an operation and maintenance concept, including an energy efficiency training for energy managers and caretakers of rehabilitated buildings to ensure an energy efficient operation of buildings (the Implementation Consultant will be supported by national experts);
- Implementation and application of a quality management system in line with ISO 9001 and an environmental management system according to ISO 14001;
- Ensuring compliance with Occupational, Health, Safety and Labor Conditions according to ISO 45001 or OHSAS 18001.
- Ensuring visibility of the project according to EU visibility criteria.

The Implementation Consultant will assume the role of the FIDIC Engineer according to FIDIC Red / Pink Book.

The award of the Consulting services is planned for 4Q/2020. The overall implementation period of the project; i.e. for the fixed and the

flexible package is estimated with 72 months whereby the rehabilitation works (fixed package) shall be finalized within 60 months after commencement of services.

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 Montenegro, North Macedonia, Serbia, Albania, Kosovo, Croatia, Bosnia & Herzegovina, Slovenia, Turkey, Georgia, Armenia and Ukraine are preferred. The Bidder shall show a necessary average annual turnover of more than EUR 2.5 million over the last three years. A consortium or joint venture needs to show a total average annual turnover of EUR 2.5 million over the last three years, whereas the lead partner shall show an average annual turnover of more than EUR 1.75 million.

Applicants shall submit one original of the Application to the Employer (MoE), 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.

Tender Agent:

Uwe Settelmaier, Dipl. Ing. (FH)
Erbacher Straße 3
68549 Ilvesheim
Germany
E-Mail: uswebmail@gmx.de

Hanna Slobodyanyuk-Montavon, LL.M.
Schöneberger Str. 9
10963 Berlin
Germany
E-Mail: hanna.sl@hotmail.com

Employer:

Ministry of Economy of Montenegro
Sandra Šipčić
Project manager
Rimski trg 46
81000 Podgorica
Republic of Montenegro
E-Mail: sandra.sipcic@ee-me.org