



Consulting Services (Energy Sector – Energy Management)

Deadline: July 25th, 2016 (15:00 local time in Montenegro)

Country	Montenegro
Reference-No.:	BMZ No. 2010 66 877
Prequalification:	Invitation for Expression of Interest
Ref.:	International, open tender for “Energy Efficiency Programme in Public Buildings, Phase II (EEPPB II)”
Project Executing Agency:	Ministry of Economy (MoE) - Montenegro
Financing:	German Financial Cooperation through KfW Development Bank
Project measures:	<p>In the German Financial Cooperation with Montenegro, the energy sector is one of the focal areas of cooperation. The three main activities in the sector are the improvement of the power grid, promotion of renewable energy and energy efficiency investments in public (currently mainly educational) buildings.</p> <p>The Consultant’s assistance is closely linked to the ongoing implementation of the “Energy Efficiency Programme in Public Buildings (“the Programme”), phases I and II. The purpose of the Programme is the energy efficient rehabilitation of up to 45 educational facilities, 2 social care centres (for accommodation and residence of children, adults and elders) and 4 administrative facilities (e.g. ministerial and parliamentary buildings), in order to:</p> <ul style="list-style-type: none">(i) contribute to improved energy efficiency performance in the targeted buildings,(ii) ensure the sustainable structures of the targeted buildings and(iii) improve conditions (learning, working and living) for the users of the targeted buildings. <p>Refurbishment of targeted buildings includes treatments of the building structure (structural measures), investments to improve the living and working conditions (i.e. comfort measures, such as painting of inner walls, refurbishment of sanitary facilities etc.) and investments to improve energy efficiency (by measures such as insulation of the building envelope, replacement of the old joinery with more efficient one, repair or replacement of the heating system, replacement of the lights with more efficient ones), use of renewable energy sources where possible, especially biomass, solar (thermal energy and/or power generation purposes) and heat recovery and ground, air or water source heat pumps.</p> <p>The MoE is the lead implementing agency for EEPPB I and II. The Directorate for Energy Efficiency (DEE) within the MoE hosts the Project Implementing Unit (PIU) of the mentioned programs. More information about DEE can be found under http://www.energetska-efikasnost.me/index.php?l=en</p>
Requested Consulting services:	<p>The main objective of the Consultant Assignment are (i) assistance to the Ministry of Economy for the design and implementation of an integrated energy management system along with measures for optimization of operation, (ii) development of a national building stock inventory and introduction of software for calculation of energy performance of buildings and (iii) the preparation of post-construction audits and issue of energy certificates.</p> <p>After conducting a profound analysis of the given set up in Montenegro and the technologies available in the market, the Consultant shall in coordination with the key stakeholders (MoE, MoLaSW, MoEd, PAA) elaborate a design for an integrated energy monitoring system to be established in all facilities financed under EEPPB I and II with the potential to be rolled-out to additional public</p>

buildings in Montenegro. In conjunction with the introduction of an integrated monitoring system, the Consultant shall propose effective mechanisms and measures to optimize the operation of public buildings, comprising 1) development of operation and maintenance (O&M) concepts, 2) development and implementation of training programs for key operational personnel on O&M, 3) implementation of awareness-raising initiatives for end users of the facilities, 4) preparation of appropriate performance based incentive mechanisms. It is important to stress that the leitmotiv for the technical solution shall be "keep it simple", i.e. not the most sophisticated technology is looked for, but the most cost-efficient one taking into account potential benefits and (lifecycle) costs incurred. This could imply different types of technology dependent on the nature and complexity of building/ cluster of buildings. The Consultant shall also prepare recommendations for adjustments of the current rulebook that sets out the criteria for the evaluation of the material costs for educational institutions (the part concerning determination of energy costs).

The Consultant shall propose a methodology for implementation of the national building stock inventory, and then organize and manage the implementation process. In conjunction with established national building stock inventory, the Consultant shall determine the reference buildings, calculate cost-optimal levels and estimate the national energy saving potential in the building sector. The Consultant shall prepare tender documents for the purchase of database tool for national building stock inventory and software for calculation of energy performance of buildings, and provide support to the MoE during evaluation of the bids, as well as during implementation of the tendered software and services.

In order to evaluate benefits of implementation of energy efficiency and other measures in refurbished facilities, the Consultant shall perform post-construction audits of up to 60 buildings. Further, the Consultant shall prepare energy certificates for selected public buildings (up to 60, including 51 refurbished under the EEPPB I and II and 9 refurbished under another program MEEP).

The assignment of the Consultant shall be clustered into five phases (could be overlapping):

- Phase 1 – Inception phase (3,5 months approx.)
- Phase 2 – Preparation of inputs for tender documents, (2,5 months approx.)
- Phase 3 – Tender evaluation (5 months approx., intermittent)
- Phase 4 – Implementation (36 months approx., intermittent)
- Phase 5 – Monitoring (3 months approx.)

The estimated overall duration of the Consultant's (intermittent) assignment for all five (5) phases is estimated to 50 months.

This prequalification for consulting services will be guided by the latest version of the „Guidelines for Assignment of Consultants in Financial Co-operation Projects“ (refer to homepage of KfW Development Bank www.kfw-entwicklungsbank.de). It is foreseen to assign the services to a team of international professionals and local experts of an international firm with local partners with proven experience in implementation of similar projects. The minimum annual turnover of the lead consultant shall exceed EUR 2 million for the last 3 years. Further information will be made available upon request by the Tender Agent (TA) under the following address:

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