

**Procurement of execution of works on the construction of residential buildings**  
**PUBLIC PROCUREMENT NOTICE – Open procedure**

1. Publication reference: RHP-W5-AB/IOP2-2016
2. Programme and Financing:  
Programme: Joint Regional Programme on Permanent Solutions for refugees and displaced persons (Regional Housing Programme - RHP)/Country Housing Programme of the Republic of Serbia.  
  
Financing: Framework Agreement between the Council of Europe Development Bank and the Republic of Serbia in relation to the Regional Housing Programme signed on 25 October 2013 and Grant Agreement between the Council of Europe Development Bank and the Republic of Serbia in relation to the implementation of the fifth subproject of the Regional Housing Programme dated 14.08.2015.
3. Name of the Contracting Authority: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd,
4. Address of the Contracting Authority: Nemanjina 22-26, 11000 Belgrade, Serbia
5. Web address of the Contracting Authority: [www.piu.rs](http://www.piu.rs)
6. Type of procurement procedure: International open procedure
7. Type of contract: Contract on execution of works
8. Description of the subject of the procurement:  
In the agreement on the implementation of the Regional Housing Programme in Serbia, the construction of the Multi Apartment Buildings is envisaged as one of the housing modalities (A1: Apartment Buildings) which is to be carried out in several implementation stages.

The mentioned housing modality defines collective housing in the apartments on the new locations and refers to the refugees wishing to integrate in the local communities as the users.

The scope of this project implies the execution of works on the construction of residential buildings – 270 housing units on cadastral parcels 100/269, 100/270, 100/271, 100/272, 100/273, 1471, 143/382, 143/383, 143/384 and 143/385 Municipality Zemun polje in the area Kamendin, location 1.7. within Subproject 5 of the Regional Housing Programme – Housing Programme in the Republic of Serbia, for the purpose of resolving housing needs of refugees. Facility is composed of 5 strips, which are all connected together in a sequence. Floors of the facility are Basement+Ground floor+2+Roof space. Total gross surface of the constructed facility is 22,941.45 m<sup>2</sup>.

9. Number of lots, if procurement is divided in lots:

Procurement is not divided into lots

10. Maximum contract budget:

7,800,093.00 EUR VAT excluded

11. Duration and type of framework contract (single supplier or multi-supplier framework contract) if framework contract is to be awarded:

Not applicable

12. Eligibility criteria:

Participation is open to all interested persons participating either individually or in a group (joint venture/consortium) who fulfil the following criteria as stated in the *Volume 1, Section 1, Instructions to Tenderers, General part, Clause 3: Participation* and *CEB Guidelines for procurement of supplies, works and services, Section 3.3: Eligibility to participate in tenders and provide supplies, works and services*.

<http://www.coebank.org/en/about/policies-and-guidelines/projects-and-loans-policies-and-guidelines/>

13. Selection criteria:

Tenderers are obliged to fulfil the following criteria:

1. **Financial capacity.** The Tenderer shall prove the fulfilment of the following criteria:

- a) **Liquidity:** That the tenderer did not have his account blocked in the last 12 (twelve) months prior to the day of publishing the public invitation for tender submission.

This provision refers to all tenderers from a joint tender/consortium and to all subcontractors.

- b) **Bankruptcy and liquidation.** That there are no current bankruptcy or liquidation procedures conducted over the tenderer, i.e. previous bankruptcy procedure;

This provision refers to all tenderers from a joint tender/consortium and to all subcontractors.

- c) **Total sales income.** That the tenderer, in the previous 3 (three) accounting years (2014, 2015 and 2016) realized sales income ( income from selling the goods and income from selling the products and services) in the minimum amount of 16.270.000,00 EUR.

\* in EUR official RSD middle exchange rate of National Bank of at the end of the reporting period.

In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil the minimum of 50% of this condition.

- d) **Available financial funds.** Tenderer must demonstrate, by a contract on credit line, which is valid at the moment of publishing a public invitation and the certificate from a business bank, issued after the publishing of the public invitation, which confirms that the Tenderer has available liquid funds and/or credit lines and/or other financial funds in the amount no less than 2,300,000.00 EUR;

In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil this condition.

- 2) **Personnel capacity.** Tenderer must prove the fulfilment of the following criteria:

- a) **Total number of employees.** That the tenderer in the month prior to the tender opening date has employed\* at least 150 persons (out of which at least 120 persons must be technical personnel\*\*) in accordance with the Labour Law.

In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil the minimum of 50% of this condition.

\* Employed according to Labour law of Republic.

\*\* See Form 4.6.1.1

- b) That the tenderer in the month prior to the tender opening date, has employees with the following engineer licences

- 3 graduate civil engineers, licences 410 or 411 or 412
- 1 graduate civil engineer, licences 413 or 414
- 3 Architects, licences 400 or 401
- 2 Electrical and Electronics engineers, licence 450
- 1 Electrical and Electronics engineer, licence 453

- 2 Mechanical engineer, licence 430
- 1 graduate engineer for energy efficiency of buildings – licence 381
- 1 health and safety officer – The certificate of examination

In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil the minimum of 50% of this condition.

**c) Professional Capacity for the needs of project implementation.** For the needs of realization of this contract the tenderer must show in his tender the following professional team for the needs of the project implementation:

Position	Qualifications	No. Of persons	No. Of years of works experience as responsible contractor	Licences	Grounds for hiring
Key expert: Contractor's representative –Project Manager	(graduate Civil / Architect / Electrical or Mechanical Engineer)	1	10	410 or 414, or 400 or 413 or 414 or 401 or 450 or 430	Fully employed during the construction
Key expert: Deputy Contractor's representative – deputy Project Manager	(graduate Civil / Architect / Electrical or Mechanical Engineer)	1	10	410 or 414, or 400 or 413 or 414 or 401 or 450 or 430	Fully employed during the construction
Responsible contractor 1	graduate Civil Engineer	2	5	410 or 411	Hired on any legally allowed grounds
Responsible contractor 2	Architect	2	5	400 or 401	Hired on any legally allowed grounds
Responsible contractor 3	graduate Civil Engineer	1	5	413 or 414	Hired on any legally allowed grounds
Responsible contractor 4	Electrical and Electronics engineers	1	5	450	Hired on any legally allowed grounds
Responsible contractor 5	Electrical and Electronics engineers	1	5	453	Hired on any legally allowed grounds
Responsible contractor 6	Mechanical engineer	1	5	430	Hired on any legally allowed grounds
Responsible contractor 7	Mechanical engineer	1	5	434	Hired on any legally allowed grounds
Health and safety officer 1	Passed professional exam	1	3	*Licence/certificate	Hired on any legally allowed grounds

All mentioned persons shall be hired at the project implementation, and fully employed with a minimum of 40 hours a week. These persons will not be allowed to be hired on any other projects and/or construction sites during the time of project implementation. **The same person cannot be hired on multiple positions of the Responsible contractor.** The representative of the contractor – Project Manager and deputy representative of the contractor – deputy Project Manager can be the persons hired at the position of the Responsible contractor.

All hired engineers must have a work experience as responsible contractors – number of years of work experience at the position *Responsible contractor* in accordance with the provided condition.

The proposed personnel must possess or be in a position to obtain before the contract commencement, the above specified licenses as required by the Law of Republic of Serbia.

In case of joint tender/consortium, all members of the joint tender/consortium must jointly fulfil this condition.

Professional team for the needs of the realization of the contract the tenderer submits, in accordance with Form 4.6.1.2, for each member of the team, curriculum vitae in accordance with Form 4.6.1.3., a copy of licences and copy of the certificate on validity of licences. Contract Authority keeps the right to ask the additional evidence.

For key experts (representative of the contractor – Project Manager and deputy representative of the contractor – deputy Project Manager) along with the curriculum vitae, copies of the licences and copies of the certificate on validity of licences it is obligatory to submit the copies of employer's certificates or letters of recommendation, copies of the actual contracts which prove experience of 10 years as Responsible contractor as is stated in their resumes, Purchaser can request during bid evaluation as evidence of fulfilment for stated criteria.

Tenderer is obliged to provide, in accordance with laws and regulations of the Republic of Serbia, all employees and qualified persons, necessary for construction of facilities, regardless the requests from this tender document.

3) **Business capacity.** Tenderer must prove the fulfilment of the following conditions:

a) **Tenderer's experience.** Tenderer must prove that in the period from 01.01.2010. until the date of publishing the public invitation for tender submission, has completely executed works on the construction, reconstruction and upgrading of minimum of two residential-business buildings\* where one must be a minimum of 15,000.00 m<sup>2</sup> of total gross surface while the other must be of minimum 10,000 m<sup>2</sup> of total gross surface.

In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil this condition.

\*Residential – business buildings include: residential buildings and residential-business buildings. In case of submitting the references for the residential-business facility, ratio between residential and business space must be 80%-20% of total gross surface of the facility, in favour of residential space. The surface of the facility, for the needs of determining the class of the facility, represents a

total construction gross surface, calculated in accordance with clause 4.3 SRPS.U.C2.100:2002 i.e. the sum of surfaces of all overhead and underground floors of the facility, measured in the level of floors of all parts of the facility within external measures of finally completed perimeter walls.

**b) Standards and certificates.** The Tenderer must possess the following certificates, in the field of construction works:

- ISO 9001 :2015 (2008)\* - Quality management system
- ISO 14001:2015 (2004)\* - Environment protection management system
- ISO 50001:2011 – Energy management system
- OHSAS 18001:2007 – Health and safety at work management system

\*Considering that the transition period of 3 years for the implementation of new certificates from 2015, the acceptable ones shall also be ISO 9001:2008 and ISO 14001:2004.

In case of joint tender/consortium, leading member of the joint tender/consortium must fulfil technical capacity in respect of standards and certificates.

**4) Technical capacity.** Tenderer must prove the fulfilment of the following conditions:

**a) Plant and equipment.** Tenderer must own the following plant and equipment, a minimum of:

No.	Name of plant and equipment	No. of pcs.
1.	Lorry, minimum capacity of 10t	3
2.	Crane	3
3.	Scaffold (tubular or frame)	Minimum of 10 000 m2

In case of joint tender/consortium, technical capacity in respect of plant and equipment is to be fulfilled by a leading member of the joint tender/consortium.

**b) Plant and equipment for the needs of project implementation.** Tenderer must own or provide access to the plant and equipment which must fully be ready for commencement of execution of works, and which is planned to be used during the execution of works. Tenderer must have a minimum of the following plant and equipment for the execution of construction, construction-craftsmanship and all installation works on the facility:

No.	Name of plant and equipment	No. of pcs.
1	Wall-hung or pole crane	8
2	Excavator	2
3	Bulldozer	2
4	Loader	2

5	Dump truck (capacity 10t)	3
6	Vibratory roller	1
7	Self-propelled vibrating plate	3
8	Compressor (Construction)	1
9	Plastering machine	3
10	Machine for making and installation of cement screed	3

In case of joint tender/consortium technical capacity in respect of plant and equipment for the needs of project implementation is to be jointly fulfilled by members of the joint tender/consortium.

14. Contract award criterion:

The criterion of contract award is the lowest offered price. If two tenders have the same price, the advantage is given to the one with the longer defect notification period.

15. Access to tender dossier, internet address where the tender dossier can be downloaded:

Tender dossier can be taken over at the address: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd, Veljka Dugoševića no.54, 11000 Belgrade, every work day from the day of publishing the public invitation, from 09 to 15, with submitting the authorization to take over the tender dossier and the evidence on irrevocable payment of 150 euro calculated in dinars according to the middle exchange rate of the National Bank of Serbia on the day of payment. The payment is to be made to the account of Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd, at Komercijalna bank number 205-160097-44, payment code 221, invitation to number RHP-W5-AB/IOP2-2016 with mark „Expenses of tender dossier“.

Tenderers who send a request to get the tender dossier delivered via e-mail, it shall be sent to them upon the receipt of the evidence on the payment for the expenses of tender dossier, without taking responsibility for loss or delay.

Payment data for paying in foreign currency (EUR) for non-resident tenderers:

Intermediary Bank/ Correspondent Bank

Swift – BIC: COBADEFF

Name: KOMMERZBANK AG

City, Country: FRANKFURT AM MAIN, GERMANY

Account with institution/ Beneficiary's Bank

Swift – BIC: KOBBRSBG

Name: KOMERCIJALNA BANKA AD BEOGRAD

16. Tender submission, deadline for submitting the tenders:

Street: Svetog Save 14  
City, Country: 11000 Belgrade, Republic of Serbia  
Beneficiary  
IBAN/ Account Number: RS 35205007010039485382  
Company name: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd,  
Street: NEMANJINA 22-26  
City, Country: Beograd – Savski venac, Republic of Serbia.

Tender shall be submitted as registered letter with return receipt, or in case of personal submitting with the handed confirmation on the receipt of tender.

Tender shall be submitted to the following address: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd,, Veljka Dugoševića 54, fourth floor – registry office, 11000, Belgrade, Serbia.

If the tender is submitted personally, address for submitting is: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd,, Veljka Dugoševića 54, fourth floor – registry office, 11000, Belgrade, Serbia, in the period from 09:00h to 15:30h.

**Final deadline for submitting tenders is: 07.08.2017. 10h**

17. Tender opening session – date, time and place:

**Tender opening shall be held at:**

**07.08.2017. 12h**

In the premises of Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd, Veljka Dugoševića 54, first floor, Belgrade.

18. Conditions for participation at the tender opening session:

Contracting Authority shall open the tenders publicly and tender opening session can be attended by any interested person, at time and place specified in this Procurement notice and Instructions to tenderers. In tender opening session, only the authorized tenderers` representatives can participate actively, in which case they are obliged to submit the authorization for attending and signing, as well as to sign the document by which they confirm their presence.

19. Deadline for delivering the decision on contract award:

90 days from the day of expiration of the deadline for tender submission



20. Contact:

Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd,  
[milena.petojevic@piu.rs](mailto:milena.petojevic@piu.rs)

21. Other information:

- a) Contracting Authority shall allow access to the location, to the Tenderer and his employees and/or suppliers.
- b) Procurements of goods, works and services financed by the Regional Housing Programme in the Republic of Serbia, have been prepared, awarded and organized in cooperation with the partner countries and CEB Guidelines for Procurement of Supplies, Works and Services, published on the website:

<http://www.coebank.org/en/about/policies-and-guidelines/projects-and-loans-policies-and-guidelines/>.