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|  | **Procurement of execution of works on the construction of residential buildings** | | |
|  | **TENDER NOTICE – Open procedure** | | |
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|  | Publication reference: | | RHP-W5-АB/IOP1-2017 |
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|  | 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. |
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|  | Name of the Contracting Authority: | | ''Jedinica za upravljanje projektima u javnom sektoru'' d.o.o. Beograd |
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|  | Address of the Contracting Authority: | | Nemanjina 22-26, 11000 Belgrade, Serbia |
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|  | Web address of the Contracting Authority: | | [www.piu.rs](http://www.piu.rs) |
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|  | Type of procurement procedure: | | International open procedure |
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|  | Type of contract: | | Contract on execution of works |
|  | 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 intended for social housing: Niš – 75 apartments, Kruševac – 40 apartments, Svilajnac – 15 apartments, Žabari – 12 apartments, Malo Crniće – 6 apartments, Požarevac – 20 apartments, Loznica – 60 apartments, Krupanj – 5 apartments, Sremska Mitrovica – 30 apartments, Ub – 20 apartments, Mionica – 16 apartments, Temerin – 64 apartments and Zrenjanin – 40 apartments. | | |
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|  | Number of lots, if procurement is divided in lots: | 8 Lots:   * Lot 1: Niš – 75 apartments; * Lot 2: Kruševac – 40 apartments; * Lot 3: Svilajnac (15), Žabari (12), Malo Crniće (6) i Požarevac (20), – 53 apartments; * Lot 4: Loznica (60) i Krupanj (5) – 65 apartments; * Lot 5: Sremska Mitrovica – 30 apartments; * Lot 6: Ub (20) i Mionica (16) – 36 apartments; * Lot 7: Temerin – 64 apartments; * Lot 8: Zrenjanin – 40 apartments. | |
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|  | Maximum contract budget: | | Total estimated budget: 8.093.623,00 EUR VAT excluded.   * Total estimated budget for Lot 1: 1.458.715,00 EUR; * Total estimated budget for Lot 2: 811.015,00 EUR; * Total estimated budget for Lot 3: 1.183.173,00 EUR; * Total estimated budget for Lot 4: 1.294.070,00 EUR; * Total estimated budget for Lot 5: 567.270,00 EUR; * Total estimated budget for Lot 6: 759.780,00 EUR; * Total estimated budget for Lot 7: 1.217.700,00 EUR; * Total estimated budget for Lot 8: 801.900,00 EUR. |
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|  | Duration and type of framework contract (single supplier or multi-supplier framework contract) if framework contract is to be awarded: | | |
|  | Not applicable | | |
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|  | 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/> | | |
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|  | Selection criteria: | | |
|  | Tenderers are obliged to fulfil the following criteria:   1. **Financial capacity.** The Tenderer shall prove the fulfilment of the following criteria: 2. **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.   1. **Liquidity**: That the tenderer did not have his account blocked in the last 12 (twelve) months prior to the day of publication of the Tender Notice.   This provision refers to all tenderers from a joint tender/consortium and to all subcontractors.   1. **Operating income:** Over the past three fiscal years (2014, 2015 and 2016), the Tenderer had gained average operating income in the following minimal amounts:  * for Lot 1: 2.200.000,00 EUR; * for Lot 2: 1.220.000,00 EUR; * for Lot 3: 1.780.000,00 EUR; * for Lot 4: 1.950.000,00 EUR; * for Lot 5: 850.000,00 EUR; * for Lot 6: 1.140.000,00 EUR; * for Lot 7: 1.830.000,00 EUR; * for Lot 8: 1.200.000,00 EUR.   \* in EUR in accordance to middle exchange rate at the end of the reporting period.  If the Tenderer applies with offers for more than one lot, they must prove a minimal sum of average business revenues for the lots they apply for.  In case of joint tender/consortium, the leading partner of the joint tender/consortium must fulfil the minimum of 50% of this condition.   1. **Human capacities.** The tenderer must prove fulfilment of the following conditions: 2. **Total number of employees.** The tenderer has, in the month preceding the month of publication of Tender Notice at least, employed:  * for Lot 1: at least 40 persons; * for Lot 2: at least 25 persons; * for Lot 3: at least 30 persons; * for Lot 4: at least 30 persons; * for Lot 5: at least 20 persons; * for Lot 6: at least 20 persons; * for Lot 7: at least 30 persons; * for Lot 8: at least 25 persons.   If the tenderer applies for more than one lot, they have to demonstrate that they have at least a sum of minimal number of employees for the lots they apply for.  Lead member of the joint venture/consortium must fulfil at least 50% of this eligibility criterion.   1. **Professional team for project implementation.** The tenderer must hire, on any legal basis, such qualified persons who will work on project implementation, as follows:  * **for Lot 1 (Niš):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 2 (Kruševac):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 3 (Svilajnac, Požarevac, Malo Crniće and Žabari):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 4 (Loznica, Krupanj):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 5 (Sremska Mitrovica):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 6 (Ub and Mionica):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 7 (Temerin):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |  * **for Lot 8 (Zrenjanin):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Steadily employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Hired on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Hired on any legal basis |   **Professional team for project implementation** – the above listed persons will be hired for project implementation, full time, at least 40 hours a week. If the tenderer applies for more than one lot, they have to hire at least minimal number of persons for lots they apply for. The same person cannot be hired for several positions or lots.  **Lead member of a joint venture/consortium must fulfil at least 50% of this qualification criterion.**  In accordance with Form 4.6.1.2, the Tenderer must also provide for each team member copy of the license, copy of the certificate on license validity, excerpt from the Central Registry of mandatory social insurance, for the month preceding the month of publication of the Tender Notice, i.e. proof that the person is somehow hired for the project, if such person is not steadily employed. The Contrcating Authority reservs the right to request additional documentary evidence.  All hired persons must hold licenses issued by relevant institutions of the Republic of Serbia (Serbian Chamber of Engineers), during the contracting period. In case that successful tendereris non-resident, or if the tenderer from the Contracting Authority’s country hires foreign citizens, they must ensure that persons holding relevant licenses for contracting Works are in compliance with regulations of the Republic of Serbia.  Tenderer is obligated to ensure all necessary human resources, workers and qualified persons needed for construction of facilities, in compliance with regulations of the Republic of Serbia, regardless of whether listed within criterion for human resource capacities or not.   1. **Technical capacity.** Tenderer must be prove fulfilment of the following conditions: 2. **Contractor experience.** Tenderer must prove, independently or as a Lead Member of a joint venture/consortium, that in the period from 1 January 2012 till the date of the Public Call for submission of tenders, has completed works on construction, reconstruction or upgrading of building structures\*, for not more than 3 buildings:  * for Lot 1: building/buildings of minimal total gross area of 9,000 m2; * for Lot 2: building/buildings of minimal total gross area of 5,000 m2; * for Lot 3: building/buildings of minimal total gross area of 6,600 m2; * for Lot 4: building/buildings of minimal total gross area of 7,500 m2; * for Lot 5: building/buildings of minimal total gross area of 3,500 m2; * for Lot 6: building/buildings of minimal total gross area of 4,500 m2; * for Lot 7: building/buildings of minimal total gross area of 7,500 m2; * for Lot 8: building/buildings of minimal total gross area of 5,000 m2.   Tenderer is obligated to provide the Investor’s certificate for each and every constructed building on Form 4.6.4.2.   | Name |  |  | Classification number | Category | | --- | --- | --- | --- | --- | | **BUILDINGS** | | | **1** | ALL | | **RESIDENTIAL BUILDINGS** | | | **11** | ALL | | **Residential buildings with one apartment** | | | **111** | ALL | | **Residential buildings with two or more apartments** | | | **112** | ALL | | **Residential buildings with two apartments** | | | **1121** | ALL | | **Residential building with three or more apartments** | | | **1122** | ALL | | **Buildings for communities** | | | **113** | ALL | | **NON-RESIDENTIAL BUILDINGS** | | | **12** | ALL | | **Hotels and similar buildings** | | | **121** | ALL | | **Hotels** | | | **1211** | ALL | | **Other buildings for short stay** | | | **1212** | ALL | | **Business buildings** | | | **122** | ALL | | **Museums and libraries** | | | **1262** | ALL | | **School buildings and scientific and research buildings** | | | **1263** | ALL | | **Hospitals and other buildings for health care** | | | **1264** | ALL |   If the **Tenderer** applies for more than one lot, the buildings referent in one lot cannot be used as referent buildings in another lots.  **Lead member of a joint venture/consortium must fulfil at least 50% of this qualification criterion.**  \*Building structures according to table defined in the Rulebook on classification of buildings, *Official Gazette of RS, no. 22/2015.*   1. **Standards and certificates. Tenderer must hold the following certificates in the area of construction works:**  * ISO 9001:2015 (2008) Quality Management System;   Taking into account the transitional period of 3 years for implementation of a new certificate from 2015, ISO Certificate from 2008 will also be acceptable.  In case of a joint tender, the Lead Member of a joint venture/consortium must independently meet the set criterion.   1. **Plant and equipment.**  |  |  |  | | --- | --- | --- | | No. | Plant and equipment | Pieces | | 1. | Truck, minimal capacity 5 t | 1 | | 2. | Construction crane of at least 400kg capacity | 1 | | 3. | Formworks (pipe or frame type) | 1,500 m2 max. |   Tenderer shall also supply the Statement of ownership/renting of plant and equipment for contract implementation (Form 4.6.2), which must contain plant and equipment listed in the above table, for each and every location within a lot.  All members of the joint venture/consortium must jointly fulfil this condition. | | |
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|  | Contract award criterion: | | |
|  | The sole award criterion will be price. The contract will be awarded to the lowest compliant tender.  If there are two tenders with the same price, the advantage will be given to the tenderer who offered longer validity period of the tender. | | |
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|  | Access to tender dossier: | | |
|  | Tenderers can submit their Requests for Receipt of Tender Dossier by e-mail, to the following e-mail address: [dejan.domanovic@piu.rs](mailto:dejan.domanovic@piu.rs) .  **Upon receipt of the request, the Contracting Authority will send Tender Dossier via e-mail, to the address stated in the Request for Receipt of Tender Dossier.** | | |
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|  | Tender submission, deadline for submitting the tenders: | | Tender should be submitted by registered post mail with acknowledgement of receipt or hand-delivered against receipt signed by Contracting Authority.  Tender should be submitted to the following address: Jedinica za upravlјanje projektima u javnom sektoru d.o.o. Beograd,, Veljka Dugoševića 54, fith floor – registry office, 11000, Belgrade, Serbia.  If the tender is hand-delivered, address for submitting is: Jedinica za upravlјanje projektima u javnom sektoru d.o.o. Beograd,, Veljka Dugoševića 54, fifth floor – registry office, 11000, Belgrade, Serbia, in the period from 09:00h to 15:30h.  **Final deadline for submission of tenders is: 16.04.2018, until 09:00 am.** |
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|  | Tender opening session – date, time and place: | | **Tender opening shall be held at:**  **16.04.2018, at 10:30 am.**  In the premises of Jedinica za upravlјanje projektima u javnom sektoru d.o.o. Beograd, Veljka Dugoševića 54, Belgrade. |
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|  | 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 Tender 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. | | |
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|  | Deadline for delivering the decision on contract award: | | June 2018 |
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|  | Contact: | | Jedinica za upravlјanje projektima u javnom sektoru d.o.o. Beograd,  e-mail: dejan.domanovic@piu.rs |
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|  | Other information: | | |
|  | 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/>. | | |