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|  | **Procurement of execution of works on the construction of multi apartment buildings in Loznica, Arilje, Subotica, Vršac, Pančevo. Bački Petrovac and Novi Sad** | | |
|  | **TENDER NOTICE – International Open procedure** | | |
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|  | Publication reference: | | RHP-W8-АB-CW/IOP1-2019 |
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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 eight subproject of the Regional Housing Programme dated 31.01.2018. and Annex of the Grant Agreement between the Council of Europe Development Bank and the Republic of Serbia in relation to the implementation of the eight subproject of the Regional Housing Programme dated 07.03.2019. |
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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: Novi Sad – 152 apartments, Bački Petrovac – 6 apartments, Arilje – 8 apartments, Vršac - 40 apartments, Pančevo - 40 apartments, Loznica - 30 apartments i Subotica – 44 apartments. | | |
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|  | Number of lots, if procurement is divided in lots: | 4 (four) Lots:   * **Lot 1**: Novi Sad (152 apartments), Bački Petrovac (6 apartments) and Arilje (8 apartments) - 166 apartments; * **Lot 2**: Vršac (40 apartments) and Pančevo (40 apartments) – 80 apartments; * **Lot 3**: Loznica – 30 apartments; * **Lot 4:** Subotica - 44 apartments. | |
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|  | Maximum contract budget: | | Total estimated budget: **8.617.537,60 EUR.**  Total estimated budget for Lot 1:  Location Novi Sad – 3.816.690,00 EUR  Location Bački Petrovac – 120.741,60 EUR  Location Arilje – 201.864,60 EUR  Total - **4.139.296,20 EUR**;  Total estimated budget for Lot 2:  Location Vršac – 1.175.306,00 EUR  Location Pančevo – 1.338.850,90 EUR.  Total - **2.514.156,90 EUR;**  Total estimated budget for Lot 3:  Location Loznica – 755.699,70 EUR  Total - **755.699,70 EUR**;  Total estimated budget for Lot 4:  Location Subotica – 1.208.384,80 EUR  Total - **1.208.384,80 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/>  In addition, the Council of Europe Development Bank shall not provide or otherwise make funds available, directly or indirectly, to or for the benefit of an individual or entity that is subject to financial sanctions imposed by the EU, either autonomously or pursuant to the financial sanctions decided by the United Nations Security Council, available on the EU Sanction list: [https://www.sanctionsmap.eu/#/main](https://www.sanctionsmap.eu/" \l "/main). | | |
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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 (2015, 2016 and 2017), the Tenderer had gained average annual operating income in the following minimal amounts:  * for Lot 1: 6.200.000,00 EUR; * for Lot 2: 3.770.000,00 EUR; * for Lot 3: 1.135.000,00 EUR; * for Lot 4: 1.800.000,00 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. **Available funds. In a case of a tender submission for Lot 1**, Tenderer shall prove, by supplying relevant commercial bank statement, issued upon the publication of the Contract Procurement Notice, confirming that the tenderer has available or can dispose of liquid funds and/or credit line and/or other funds, in the amount of at least 1.000.000.00 EUR.   **In case of joint venture/consortium, the leading partner of the joint venture/consortium must fulfil the minimum of 50% of this criterion**.   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 100 persons, out of which at least 70 persons must be technical staff\*; * for Lot 2: at least 70 persons, out of which at least 50 persons must be technical staff\*; * for Lot 3: at least 30 persons, out of which at least 10 persons must be technical staff\*; * for Lot 4: at least 40 persons, out of which at least 20 persons must be technical staff\*.   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.**  \* See Form 4.6.1.1   1. **Professional team for project implementation.** The tenderer must hire qualified persons who will work on project implementation, as follows:  * **for Lot 1 (Novi Sad, Bački Petrovac and Arilje):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer – Contractor representative | BSc in Architecture or Civil Engineering | 3 | 400 or 401 or  410 or 411 or 414 | Employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 434 | Engaged on any legal basis |  * **for Lot 2 (Vršac and Pančevo):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer – Contractor representative | BSc in Architecture or Civil Engineering | 2 | 400 or 401 or  410 or 411 or 414 | Employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 434 | Engaged on any legal basis |  * **for Lot 3 (Loznica):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer – Contractor representative | BSc in Architecture or Civil Engineering | 1 | 400 or 401 or  410 or 411 or 414 | Employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 434 | Engaged on any legal basis |  * **for Lot 4 (Subotica):**  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Position | Qualifications | Number of persons | License | Basis for employment | | Responsible contracting engineer – Contractor representative | BSc in Architecture or Civil Engineering | 1 | 400 or 401 or  410 or 411 or 414 | Employed | | Responsible contracting engineer | BSc in Electrical Engineering | 1 | 450 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 430 | Engaged on any legal basis | | Responsible contracting engineer | BSc in Mechanical Engineering | 1 | 434 | Engaged 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.  All listed persons must have at least 5 years of working experience as responsible contractor (relevant work experience).  **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 and Statement on engagement, while in addition to above stated, for the members of the professional team for whom employment is required as basis of engagement by the tender, it is mandatory to provide the excerpt/certificate from the Central Registry of mandatory social insurance, for the month preceding the month of publication of the Tender Notice. The Contracting 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 tenderer comes from a foreign country, 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 requirements given in this tender dossier.   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 2014 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 18.000 m2; * for Lot 2: building/buildings of minimal total gross area of 9.000 m2; * for Lot 3: building/buildings of minimal total gross area of 3.000 m2; * for Lot 4: building/buildings of minimal total gross area of 4.500 m2.   Tenderer is obligated to provide the Investor’s certificate for each and every constructed building on Form 4.6.4.2. and a valid building permit. The Contracting Authority reserves the right to request additional documentary evidence.  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.**  \* Only completed objects will be considered as reference objects.  \*\*Building structures according to table defined in the Rulebook on classification of buildings, *Official Gazette of RS, no. 22/2015*   | 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 BUILDINGS FOR SCIENTIFIC RESEARCH ACTIVITIES** | | | **1263** | ALL | | **HOSPITALS AND OTHER BUIDLINGS FOR HEALTH PROTECTION**  **INDUSTRIAL BUILDINGS AND WAREHOUSES**  **Industrial buildings** | | | **1264 ALL**  **125 ALL**  **1251**  **ALL** |  | | **OTHER BUILDINGS, NONCLASIFIED BUILDINGS** | | | **1274** | **ALL** | | **Army barracks and other buildings for armly, police or fireman** | | | **127410** | **ALL** |  1. **Standards and certificates. Tenderer must hold the following certificates in the area of construction works:**  * ISO 9001:2015 Quality Management System.   **In case of a joint tender, the Lead Member of a joint venture/consortium must independently meet the set criterion.** | | |
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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 or more tenders with the same price, the advantage will be given to the tenderer who, under technical capacity, proved that he executed works on objects with higher total gross area. | | |
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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, fifth 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: 06.09.2019., until 10:00 am.** |
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|  | Tender opening session – date, time and place: | | **Tender opening shall be held at:**  **06.09.2019., at 12:00 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: | | October of 2019. |
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|  | Contact: | | Jedinica za upravlјanje projektima u javnom sektoru d.o.o. Beograd,  e-mail: [dejan.domanovic@piu.rs](mailto: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/> | | |