

**Procurement Of Execution of works on the construction of buildings – 250 apartments within I phase of social housing complex in Ovča, with respect to eight sub-project of Regional Housing Programme – Republic of Serbia’s Country Housing Project, in order to solve the housing needs of refugees on the territory of the City of Belgrade**

**PROCUREMENT NOTICE – INTERNATIONAL OPEN PROCEDURE**

1. Publication reference: RHP-W8-AB-CW/IOP3-2019
  
2. Programme and Financing:  
Programme: Joint Regional Programme on Durable 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 Regional Housing Programme and with respect to eight sub-project under the Republic of Serbia’s Country Housing Project signed on 31<sup>st</sup> January 2018 and First Amendment to Grant Agreement signed on 7<sup>th</sup> March 2019.
  
3. Name of the Contracting Authority:  
The Contracting Authority is:  
Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd  
together with  
Grad Beograd – Gradska uprava Grada Beograda, Sekretarijat za investicije
  
4. Address of the Contracting Authority:  
Trg Nikole Pašića 6  
11000 Belgrade  
Republic of 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: Work Contract

8. Description of the services:  
In the framework of 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 construction of 250 apartments within I phase of social housing complex in Ovča, with respect to eight sub-project of Regional Housing Programme – Republic of Serbia’s Country Housing Project, in order to solve the housing needs of refugees on the territory of the City of Belgrade.

9. Number of lots, if contract is divided in lots: Not applicable

10. Duration and type of framework contract (single supplier or multi-supplier framework contract) if framework contract is to be awarded:  
Not applicable

11. Eligibility criteria:  
Participation is open to all legal persons participating either individually or in a grouping (joint venture/consortium) of tenderers fulfill the following criteria as stated in the **Volume 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/documents/107/Procurement\\_Guidelines\\_LJhJgEt.pdf](http://www.coebank.org/documents/107/Procurement_Guidelines_LJhJgEt.pdf)  
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>.

12. Selection criteria:

The following selection criteria will be applied to candidates. In the case of applications submitted by a joint venture/consortium, these selection criteria will be applied to the joint venture/consortium as a whole:

**1. Economic and financial capacity of the candidate**

Tenderer must fulfil minimum of the following criteria:

**a) Liquidity:** That the tenderer did not have his account blocked in the last twelve (12) months prior to the date of publishing of this Procurement Notice.

In case of Joint Venture/Consortium: This condition is applied to all the members of the group of tenderers individually.

If the tender is submitted with the subcontractor: This condition is applied to all the subcontractors individually.

Evidence: Certificate, issued by the National Bank of Serbia, i.e. competent institution of the country in which the Tenderer has been established, about the number of days in insolvency.

**b) Bankruptcy and liquidation:** No bankruptcy or liquidation proceedings have been initiated against the tenderer, or a previous bankruptcy proceeding.

In case of Joint Venture/Consortium: This condition is applied to all the members of the group of tenderers individually.

If the tender is submitted with the subcontractor: This condition is applied to all the subcontractors individually.

Evidence: Declaration made by the tenderer, given under criminal and financial liability, confirming that no bankruptcy or liquidation procedure has been initiated against the tenderer, i.e. prior bankruptcy procedure until the publication of this Procurement Notice.

**c) Average turnover: 13.500.000 euros for the last three years (2016, 2017, 2018).**

Leading member of Joint Venture/Consortium must fulfil a minimum of 50% (fifty percent) of this condition.

Evidence: Form 4.4 Financial statement

**d) Tenderer must demonstrate, by a document issued by a commercial bank, that it is available to him or has at his disposal a credit line and/or a revolving line and/or a multipurpose credit line for an equivalent of at least EUR 2 million EUR.**

In case of Joint Venture/Consortium the Leading member must fulfil the stated condition.

## 2. Technical capacity

The Tenderer shall meet the following minimum criteria:

- a) **Experience in performing construction works:** Tenderer has to demonstrate that it has individually or as leading contractor, in the last five years (2015, 2016, 2017, 2018, 2019), completed works on maximum **4 facilities/group, block or complex of facilities** of similar nature and/or complexity as this contract – construction, upgrading or reconstruction of the existing building, until complete functionality of the facility in accordance with the classification from the table below, of minimum total GBA (accumulatively under and above ground area) of 24,000 m<sup>2</sup> of constructed, upgraded or reconstructed part of the surface of the object.

Leading member of Joint Venture/Consortium must fulfil a minimum of 50% (fifty percent) of this condition.

\* Buildings classified according to the table in accordance with the Rules on Classification of Buildings “*Official Gazette RS*“, no. 22/2015.

Title	Classificati on number	Category
<b>BUILDINGS</b>	<b>1</b>	ALL
<b>APARTMENT BUILDINGS</b>	<b>11</b>	ALL
<b>Residential buildings with one apartment</b>	<b>111</b>	ALL
<b>Residential buildings with two or more apartments</b>	<b>112</b>	ALL
<b>Residential buildings with two apartments</b>	<b>1121</b>	ALL
<b>Residential buildings with three or more apartments</b>	<b>1122</b>	ALL
<b>Buildings for community housing</b>	<b>113</b>	ALL
<b>NON-RESIDENTIAL BUILDINGS</b>	<b>12</b>	ALL
<b>Hotels and similar buildings</b>	<b>121</b>	ALL
<b>Hotels</b>	<b>1211</b>	ALL
<b>Other buildings for a short stay</b>	<b>1212</b>	ALL

<b>Business buildings</b>	<b>122</b>	ALL
<b>MUSEUMS AND LIBRARIES</b>	<b>1262</b>	ALL
<b>SCHOOL BUILDINGS AND BUILDINGS FOR SCIENTIFIC-RESEARCH ACTIVITIES</b>	<b>1263</b>	ALL
<b>HOSPITALS AND OTHER HEALTH PROTECTION BUILDINGS</b>	<b>1264</b>	ALL

Evidence: Form 4.6.4 Contractor`s experience

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

- ISO 9001:2015 – Quality management system
- ISO 14001: 2015 - Environmental Management System
- OHSAS 18001: 2007 - Occupational Health and Safety Management System

In case of Joint Venture/Consortium, technical capacity in respect of standards and certificates must be fulfilled by the Leading member of the Joint Venture/Consortium.

Evidence: Copy of requested certificates

**3. Personnel capacity**

Tenderer must fulfil the minimum of the following criteria:

**a) Total number of employees:** Tenderer must have **at least 80** employed persons in the month preceding the month of publishing of this Procurement Notice.

In case of Joint Venture/Consortium the Leading member must fulfil the minimum of 50% of this qualification criterion.

Evidence: Form 4.6.1.1 and Certificate/Excerpt from the Central Registry of compulsory social security with summarized review of all insured persons, for the month preceding the month of publishing of this Procurement Notice.

**b) Tenderer must, in the month preceding the month of publishing of this Procurement Notice have employed the persons holding the following engineering licences:**

- 2 civil engineers, licence 410 or 411 or 412
- 1 architect, licence 400 or 401

In case of Joint Venture/Consortium the Leading member must fulfil the

minimum of 50% of this qualification criterion.

Evidence: Certificate/Excerpt from the Central Registry of compulsory social security with summarized review of all insured persons, for the month preceding the month of publishing of this Procurement Notice, as well as the copies of the licences and copy of the certificate on licence validity.

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

Position	Qualifications	No. of persons	No. of years of work experience as responsible contractor	Licence	Grounds of engagement
Key expert: Contractor's representative –Project Manager	(civil/architectural/ electrical or mechanical engineer)	1	10	410 or 411, or 400 or 413 or 414 or 401 or 450 or 430	Engaged on any legal ground
Key expert: Contractor's representative deputy – Project Manager deputy	(civil/ architectural/ electrical or mechanical engineer)	1	10	410 or 411, or 400 or 413 or 414 or 401 or 450 or 430	Engaged on any legal ground
Key expert: Responsible contractor 1	civil engineer	1	5	410 or 411	Full-time throughout the duration of construction
Responsible contractor 2	civil engineer	1	5	410 or 411	Engaged on any legal ground
Key expert: Responsible contractor 3	architect	1	5	400 or 401	Full-time throughout the duration of construction
Responsible contractor 4	civil engineer	1	5	413 or 414	Engaged on any legal ground
Responsible contractor 5	electrical engineer	1	5	450	Engaged on any legal ground
Responsible contractor 6	electrical engineer	1	5	453	Engaged on any legal

					ground
Responsible contractor 7	mechanical engineer	1	5	430	Engaged on any legal ground
Responsible contractor 8	mechanical engineer	1	5	434	Engaged on any legal ground
Health and Safety Officer 1	Passed the certification exam	1	3	*Licence/certificate	Engaged on any legal ground

\*For non-resident tenderers, if the engaged persons do not have the required licenses at the time of the publishing of this Procurement Notice, the persons engaged must be in a position to obtain them before the entry into force of the Contract, the above licenses must be issued by the relevant institutions of the Republic of Serbia.

All mentioned persons shall be engaged full-time at the project realization, minimum 40 hours per week. All mentioned persons cannot be engaged on other projects and/or construction sites during the realization of the project. Same person cannot be engaged on multiple positions of Responsible contractor. Contractor's representative – Project Manager and Contractor's representative deputy – Project Manager Deputy can be the persons engaged on the position of Responsible contractor.

All engaged engineers must be experienced in working as responsible contractors – number of years of work experience at the position Responsible contractor in accordance with the set conditions.

In case of Joint Venture/Consortium, all members of Joint Venture/Consortium jointly fulfil the mentioned condition.

Professional team for project realization the tenderer submits in accordance with Form 4.6.1.2 and for each member of the team the tenderer must submit the Curriculum Vitae in accordance with Form 4.6.1.3., copy of the licence and Statement on engagement. Contracting Authority pertains his right to request the additional evidence.

The Tenderer is obliged to ensure, in accordance with the laws and regulations of the Republic of Serbia, all workers and qualified persons required for the construction of the facility, regardless of the requirements of this Tender Documentation.

#### 4. Technical capacity

##### a) Mechanization and plant for the needs of project realization

Tenderer should possess or provide the access to mechanization and plant which must be fully prepared for the commencement of works, which is planned to be used during the execution of works.

In case of Joint Venture/Consortium, technical capacity in respect of mechanization and plant for the needs of the realization of the project, the members of the Joint Venture/Consortium shall fulfil jointly.

Evidence: Tenderer is obliged to submit the Statement on owning/renting the mechanization and plant (Form 4.6.2).

Tenderer is obliged to provide all mechanization and plant, necessary for the construction of the facility.

13. Award criteria:

An award criterion to be used is lowest price.

14. Access to tender documents, internet address where tender documents can be downloaded:

Tenderers can submit their Requests for Receipt of Tender Dossier by e-mail, to the following e-mail address: [predrag.knezevic@piu.rs](mailto:predrag.knezevic@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.**

15. Submission of tenders, deadline for submission of tenders:

The Tenders should be submitted by registered letter with acknowledgement of receipt or hand-delivered against signed receipt.

The tender must be sent to the following address:  
Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd, 54 Veljka Dugoševića street, Fifth Floor, 11000 Belgrade, Republic of Serbia.

If tenders are hand delivered they should be delivered to the following address: Jedinica za upravljanje projektima u javnom sektoru d.o.o. Beograd, 54 Veljka Dugoševića street, Fifth Floor, 11000 Belgrade, Republic of Serbia, from 09:00 AM to 15:30 PM.

**The deadline for submission of tenders is:  
23.03.2020, until 10 am.**

16. Tender opening session – date, time and venue:

**Tender opening session will be held on:  
23.03.2020, 11 am.**

in the premises of Jedinica za upravljanje projektima u



javnom sektoru d.o.o. Beograd, 54 Veljka Dugoševića street, Fifth Floor, 11000 Belgrade, Republic of Serbia.

17. Conditions for participation in tender opening session:

Contracting Authority shall open tenders publically and it can be attended by any interested person, at the time and at the place set in this Procurement Notice and Instructions to tenderers. Only the authorized tenderers representatives can actively participate in the tender opening session, and they are obliged to submit the authorization for participation and signing, as well as to sign the document which confirms their presence.

18. Deadline for contract award decision:

90 days after the deadline for submitting tenders

19. Contact:

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

20. Other information:

- a) The visit to the site of the works and its surroundings is recommended for the Tenderers for the purpose of assessing, at own responsibility, expense and risk, the factors necessary for preparing the tender and signing the Contract on works.

A site visit shall be organized by the Contracting Authority for prospective Tenderers upon submission of the request for site visit.

- b) Procurement of supplies, works and services financed under the Country Housing Project in the Republic of Serbia are prepared, awarded and managed by the Partner Country comply with the CEB Guidelines for Procurement of supplies, works and services, as publically available on its website:

[http://www.coebank.org/documents/107/Procurement\\_Guidelines\\_LJhgEt.pdf](http://www.coebank.org/documents/107/Procurement_Guidelines_LJhgEt.pdf)