

OF THE TENDER DOCUMENTS FOR THE PROCUREMENT FOR CONSTRUCTION
OF MULTI-FAMILY HOUSING WITHIN THE NINTH SUBPROJECT OF THE
REGIONAL HOUSING PROGRAMME IN THE REPUBLIC OF SERBIA AT THE
LOCATIONS: NOVI SAD, VRBAS AND PANČEVO

Public reference: RHP-W9-AB-CW/IOP2-2020

In the procurement procedure no. RHP-W9-AB-CW/IOP2-2020 the subject of which is the construction of multi-family housing within the ninth subproject of the Regional Housing Programme in the Republic of Serbia at the locations: Novi Sad, Vrbas and Pančevo, the Purchaser has received questions from the interested Tenderers:

Questions:

In accordance with the Tender Documents no. RHP-W9-AB-CW/IOP2-2020 – the procurement for construction of multi-family housing within the ninth subproject of the Regional Housing Programme in the Republic of Serbia at the locations: Novi Sad, Vrbas and Pančevo, we submit the following questions:

Question no. 1:

Lot 2 – Pančevo Sheet 6.1- 3. Line heating and air conditioning

Position 6.1.9. foresees the delivery and installation of the copper pipes in a coil. Is it allowed to offer AlPex pipes of the appropriate diameter, which are usually used for laying into the floor?

Answer to question no. 1:

According to the conditions of the Pancevo heating plant, the pipes must be copper.

Question no. 2:

Lot 2 – Pančevo Sheet 6.4. distribution of installations in the building

Position 6.4.4. foresees the device for registering of the own individual consumption – calorimeter. It is necessary to state the type of the measuring device (ultrasonic, turbine), normal flow and nominal diameter so that the price can be defined.

Answer to question no. 2:

The calorimeter should be ultrasonic 1.5m³ / h dn15 ITRON cf echo II or similar.

Question no. 3:

Lot 2 – Pančevo Sheet 6.6. heat substation

We have obtained the information that the procurement procedure has been completed for the procurement of substations for housing facilities in Radivoja Koraća Street. Considering the aforementioned, is it necessary to fill all the positions of the Bill of Quantities from this sheet and if not, which positions to fill?

Answer to question no. 3:

It is necessary to fill all the positions.

Question no. 4:

Whether, in electrical works (cabinets....) for all facilities, for positions containing more elements stating the amounts, and then at the end have words set, it is necessary for all elements to insert the unit prices or only the price of a set?

Answer to question no. 4:

Tenderers insert unit prices for all elements and are offering the price for the set position which contains the stated elements.

Question no. 5:

For Lot 2 – Pančevo, position 5.5.1 – Fire installation for first two positions there is the amount, and only for the first position there is the multiplication of the amount and unit price. Is the price inserted only for set or also for all the positions? Please correct the Excel file.

Answer to question no. 5:

Tenderers insert unit prices for all elements and are offering the price for the set position which contains the stated elements.

Question no. 6:

For Lot 2 – Pančevo, in recapitulation of the power installation, the positions 4.5 and 4.6 have been wrongly connected so they give the inaccurate total price. Please correct the Excel file.

Answer to question no. 6:

The Purchaser has corrected the mentioned excel table which is in the appendix.

Question no. 7:

Lot 2 – Pančevo, power installations, position 4.6. includes the cabinet for the elevator. The supplier of the elevator delivers the cabinet of the elevator, which can be seen in the BoQ for the elevator. Please clarify, or erase the position 4.6.

Answer to question no. 7:

Tenderer must follow the detailed description from the BoQ completely and to separate the price of the cabinet for the elevator.

Question no. 8:

For Lot 1 – facility in Novi Sad – 24 apartments, strip 3, positions 4.4, 4.4.1 and 4.4.2 the numeration has to be corrected in 4.5, 4.5.1. and 4.5.2. Please make the corrections.

Answer to question no. 8:

The Purchaser has corrected the mentioned excel table which is in the appendix.

Question no. 9:

For Lot 2 – Pančevo – 10. Preparation works, position 4. “demolition and dismantling of existing buildings is given as a lump sum”. Please clarify what should be demolished and what is the amount, in order for us to be able to provide the correct price.

Answer to question no. 9:

Purchaser remains at the technical specifications, which is a constituent part of the Tender Documents. Also, in the goal of tender preparation, the interested persons can conduct a site visit.

Question no. 10:

Please clarify what is the warrantee period for the executed works?

Answer to question no. 10:

Warranty period for the executed works is in accordance with the governing laws of the Republic of Serbia.

Question no. 11:

We need the information for the part related to the Financial capacity, Operating income, which states that the Tenderer, in the previous 3 (three) fiscal years (2017, 2018 and 2019), had gained average annual operating income in minimal amount for Lot 2: 2.000.000,00 EUR. The question is, how does the tenderer prove that he realized the requested annual operating income, i.e. what documents are necessary to be submitted.

Answer to question no. 11:

The evidence of the realized average operating income is defined in Volume 1: Instruction to tenderers, chapter 12: INFORMATION/DOCUMENTS TO BE SUPPLIED BY THE TENDERER, sub-clause 12.1.5 and states: “This tender requires provision of a Profit and Loss Account for 2017, 2018 and 2019. This evidence must be provided using Form 4.4, Financial statement, in Volume 1, Section 4 of the Tender Dossier.”

Question no. 12:

Please correct the Bill of Quantities for lot 2 Pančevo, power installations, recapitulation

- position 4.5 power supply of electrical installation of elevators - sum of positions are connected to field G50, which is position 4.2.1
- position 4.6 elevator distribution cabinets - sum of positions are connected to field G228, which is position 4.5

Answer to question no. 12:

Please refer to the answer to question under number 6.

Question no. 13:

We have a question of whether as technical staff you shall accept engineers or they have to be craftsmen, we ask this because of easier preparation of the Tender Documents?

Answer to question no. 13:

“Tender Documents, Volume I, Section 1 – Instructions to tenderers, clause 12.3 – Selection criteria, sub-clause 12.3.2. - Human capacities, under 12.3.2.1. Total number of employees foresees that the Tenderer in the month preceding the month of the publication of this Tender Notice has employed*:

For Lot 1; at least 80 persons, out of which at least 50 are technical personnel *

For Lot 2: at least 50 persons, out of which at least 30 are technical personnel *

If the tenderer submits an offer for both lots, it must show that it has at least the sum of the minimum number of persons for the lots for which it submits a tender.

Consortium: The leading partner of the joint venture/consortium must fulfil the minimum of 50% of this criterion.

* Please refer to Form 4.6.1.1

In accordance with the aforementioned, tenderers in form 4.6.1.1 - Tenderer's personnel, state technical personnel employed according the appropriate position/work post.”

Question no. 14:

Financial capacity: as evidence of financial capacity a relevant commercial bank statement, is requested, issued upon the publication of the 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: For lot 2 (Pančevo) – 380.000,00 EUR?

Question: Do we fulfil this condition if we have liquid funds in two banks, more accurately larger amount in one and the rest in the other bank? In that case do we submit the Confirmation from both banks?

Human capacities: Page 12/70, clause 12.3.2.2. requires the tenderer in the month preceding the month of the publication of this Tender Notice, has employed personnel with the following engineering licences:

- 1 civil engineer, licences 410 or 411 or ГИ 04-04.1
- 1 architect, licence 400 or 401 or АИ 02-01

Whether for Lot 2 (Pančevo) the requested licence is 410 or 411 or 400 or 401 as stated in table on page 13/70, or licences 410 or 411 and 400 or 401?

Answer to question no. 14:

Financial capacity:

“Tender Documents, Volume I. Section 1 – Instruction to tenderers, clause 12.3 – Selection criteria, sub clause 12.3.1. - Financial capacity, under 12.3.1.4. **Available funds** defines that the Tenderer shall prove it, 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. Liquid funds and/or credit line and/or other funds, Tenderer can have at disposal, i.e. available at multiple business banks, in which case statements from all banks holding the liquid funds and/or credit lines and/or other funds are to be submitted.

Human capacities:

“Tender Documents, Volume I. Section 1 – Instruction to tenderers, clause 12.3 – Selection criteria, sub clause 12.3.2. - Human capacities, under 12.3.2.3. Professional team for project implementation, for Lot 2 Pančevo foresees that the tenderer engages the persons who shall work on the project implementation, among others the Responsible contractor - Contractor’s representative - BSc in Civil Engineering or Architecture with licence 410 or 411 or 400 or 401.

In accordance with the mentioned the tenderer is obliged to, for Lot 2 Pančevo, as part of the Professional team for project implementation, engage the Responsible contractor with one of the aforementioned licences.

Question no. 15:

Is it necessary to submit, with the licence of the Responsible contractor and statement on engagement, the confirmation on the licence validity?

In accordance with the request from the Tender Documents, regarding the members of the Professional team for project implementation, one of the following licences is requested for Lot 1 at the position Responsible contractor - Contractor’s representative: 410 or 411 or 400 or 401 for the location of Novi Sad one person and for Vrbas another person, and besides these persons also another Responsible contractor with licence 410 or 411 is requested.

Our question is whether, for the Purchaser, it is acceptable for the person engaged as the Responsible contractor - Contractor’s representative to be at the same time the Responsible contractor with licence 410 or 411 for location Novi Sad?

Answer to question no. 15:

“Tenderers are not obliged to submit, within their tender, the confirmation on licence validity together with the licence of the responsible contractor and statement on engagement”.

Contractor’s representative with licences 410 and 411 for location Novi Sad **cannot** be at the same time the Responsible contractor.

Question no. 16:

Lot 2 Pančevo – 1. architecture, 1.5 the locksmith works in the recapitulation were transferred twice. Please correct excel.

Answer to question no. 16:

The Purchaser has corrected the mentioned excel table which is in the appendix.

Question no. 17:

We address you with the question regarding the open procedure no. RHP-W9-AB-CW/IOP2-2020 for Novi Sad, Vrbas. In part of obligatory conditions relating to the available funds, can certificates from multiple banks be submitted, whose sum would be the one requested per lot (1.100.000. eur)? And if it is possible, do the certificates need to be issued on the same day?

Answer to question no. 17:

“Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 12.3 – Selection criteria, sub clause 12.3.1. – Financial capacity, under 12.3.1.4. **Available funds** foresees that the 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. Liquid funds and/or credit line and/or other funds, tenderer can have at his disposal, i.e. available to him at multiple commercial banks, in which case the Certificates from all the banks is submitted, holding the liquid funds and/or credit line and/or other funds. The mentioned certificates from the banks do not have to be issued on the same date.

Question no. 18:

Human capacities: Is it necessary to submit the work contract and MA form for employees?

Tender packing: Where should the Tender security be packed, because in the documents it is written that the envelope 2 should contain financial offer and the binding letters of intent (there is no mention of the Tender security).

Answer to question no. 18:

Human capacities:

“Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 12.3 – Selection criteria, sub clause 12.3.2. - Human capacities, under 12.3.2.1. Total number of employees. The Tenderer in the month preceding the month of the publication of this Tender Notice must employ.

- Lot 1; at least 80 persons, out of which at least 50 are technical personnel
- Lot 2: at least 50 persons, out of which at least 30 are technical personnel

The fulfilment of the mentioned condition is evidenced by submitting the Form 4.6.1.1.

In the same part of the Tender Documents, clause 12.1.7. line 1 foresees the tenderer, with the mentioned form, submits the excerpt/certificate from the Central Registry of mandatory social insurance, with a summary of all insured persons, for the month preceding the month of the publication of the Tender Notice.

In accordance with the above-mentioned the tenderers are not obliged to submit the work contract and MA form for employees.

Tender packing:

“Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 17. Sealing, marking and submitting tenders, sub clause 17.2. under a), defines that the entire documentation, making the mandatory contents of the tender in compliance with item 12 of these Instructions, must consist of Technical Offer (General documentation and technical

documentation), which contains all documents listed in Clause 12 of these Instructions, except for documents packed in Financial Offer.

Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 17. Sealing, marking and submitting tenders, sub clause 17.2. under b) defines that the entire documentation, making the mandatory contents of the tender in compliance with item 12 of these Instructions, must consist of the Financial Offer, which contains:

- Volume 3 – Bill of Quantities and Price Schedule;
- Volume 2, Section 1. – Contract Form, filled in, signed and sealed.
- Volume 1, Section 5. – Financial Form.
- Binding Letter of Intent

Same part of the Tender Document clause 12.1.9. foresees, that among other things, all tenders must contain the instrument of security for Tender security and binding Letter of intent from the bank for submitting the Performance guarantee in the amount of 10% of the Contract price and binding Letter of intent from the bank for submitting the Advance payment guarantee in the amount of 30% of the Contract price.

In accordance with the mentioned since in the financial part of the tender, tenderers submit the binding Letter of intent from the bank, Tender security in accordance with clause 12.1.9. of the Tender Document, Tenderers submit it in the Technical part of the tender.

Instrument of security for Tender security and binding Letter of intent from the bank for submitting the Performance guarantee in the amount of 10% of the Contract price and binding Letter of intent from the bank for submitting the Advance payment guarantee in the amount of 30% of the Contract price, according to the provided model (Volume I, Section 3);

Question no. 19:

1. Within the Tender Documents for the public procurement number RHP-W9-AB-CW/IOP2-2020 for the construction of multi-family housing at the locations: Novi Sad, Vrbas and Pančevo, we have not obtained the Designs of landscaping and Designs for traffic with traffic signalling?
Can we expect that we shall obtain the mentioned documents in the following period in order to prepare the tender or shall these works not be the part of the final tender?
2. The form of the Tender guarantee, contains the note that a one-time extension is possible for the Guarantee validity for additional 6 months, which is colliding with the stated in the clause 14.2 and 14.3 (Volume I). Is it possible to harmonize the extension deadline from the draft of the text for Guarantee with the deadline from the Documents?
3. Form of the Advance payment guarantee does not contain the provision that the amount of the Security is decreased with each justification of the advance. Is it possible to insert the provision in the text of the Security?

Answer to question no. 19:

1. Landscaping and traffic with traffic signalling are not the subject of this tender.
2. "Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 14. Period of validity of tenders the following is foreseen:

14.2. In exceptional circumstances, the Contracting Authority may, before the validity period expires, request that tenderers extend the validity of tenders for a specific period, which may not exceed 60 days. Such requests and the responses to them must be made in writing. A tenderer may refuse to comply with such a request without forfeiting its tender guarantee, in which case the Contracting Authority is not entitled to forfeit Tender Guarantee. If the tenderer decides to accept the request, they may not amend their tender and they are bound to extend the validity of their tender guarantee for the revised period of validity of the tender.

14.3. The successful tenderer must maintain the tender validity period for further 60 days after Contract Award Notice.

Same part of the Tender Documents, Section 3., foresees the model of the Tender guarantee, which, among others, contains the approval of the "one-time extension of this guarantee to the period not exceeding [six months], as the response to the written request of the Contracting Authority, provided that the request had been submitted prior to the expiration of the guarantee".

In accordance with the aforementioned, since the extension of the validity is not longer than six months, definition in the model of the Tender guarantee is not in collision with the provisions from the clause 14. of the Tender Documents, and only the length of the extension of the Tender guarantee shall be determined in accordance with the provisions of the mentioned clause 14. of the Tender Documents".

3. The Contracting Authority remains at Tender Documents related to the form of the bank guarantee.

Question no. 20:

Volume 4, Form 4.4. – states that with the form the Profit and Loss Accounts for 2017., 2018. and 2019. are to be submitted as well as a certificate, issued by the National Bank of Serbia about the number of days in insolvency. Can, instead of PLA, BON JN form be submitted, which contains all the requested data?

Can, instead of the certificate issued by the National Bank of Serbia about the number of days in insolvency, a statement on the web page and possibly the copy of the mentioned page be submitted considering that the data are publicly available?

Can the form of the certificate on the executed works be submitted on a different form which contains all the requested data or is it necessary to submit it on the requested form?

Answer to question no. 20:

Together with the Form 4.4 – Financial statement, tenderers can, instead of the requested Profit and Loss Accounts, submit the form BON-JN.

In accordance with the Tender Documents, Volume I, Section 1 – Instructions to tenderers, clause 3. - sub clause 3.10., tenderers can instead of submitting the requested evidence list a web page where the requested data are publicly available.

Instead of the Form 4.6.4.2 – Investor’s certificate, tenderers can submit some other form - investor’s certificate containing all the data requested in the Form 4.6.4.2 from the Tender Documents.

Question no. 21:

In part 12.3.3.1. Technical capacity – Contractor experience, please clarify, whether it is possible to use our own facilities i.e. Facilities for which we have been the Contractor and Investor? And if it is possible, which documents prove it?

Answer to question no. 21:

“Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 12.3. – The selection criteria, sub clause 12.3.3. – Technical capacity, under 12.3.3.1 - Contractor experience defines that the tenderer must prove that he independently or as a Lead Member of a joint venture/consortium, that in the period from 1 January 2015 till the date of the Public Call for submission of tenders, has completed* works on construction, reconstruction or upgrading of building structures (in accordance with the table below)**, for not more than 3 buildings:

Lot 1: Building/buildings of minimal total gross area of 13.000 m2;

Lot 2: Building/buildings of minimal total gross area of 5.000 m2.

Tenderer is obliged to, for each of the executed facilities, submit the investor’s certificate on Form 4.6.4.2. and a valid Building permit. Contracting Authority retains his right to request additional evidence.

If the tenderer submits the tender for more than one lot, referent facilities for one lot, cannot be used as referent facilities in other lots.

According to the above-mentioned, the tenderer submits the confirmation issued by the Investor on form 4.6.4.2 together with valid building permit.

Question no. 22:

In regard to the public procurement RHP-W9-AB-CW/IOP2-2020 – the procurement for construction of multi-family housing within the ninth subproject of the Regional Housing

Programme in the Republic of Serbia at the locations: Novi Sad, Vrbas and Pančevo, please answer the following questions:

1. Can we, as evidence for contractor experience, submit the Form 4.6.4.2, which we have submitted for other Public procurements conducted by PIU?
2. The conditions under clause 12.3.2.2 define that the tenderer, in the month preceding the month of publication of the Procurement notice, employs 1 civil engineer, licences 410 or 411 and 1 architect, licence 400 or 401, and in case of group of tenderers, the leading member must fulfil the minimum of 50%.

Data are inserted in Form 4.6.1.1a, in which there is the note: In case of joint venture/consortium, the form is to be submitted by all members of that joint venture/consortium. Please clarify, whether it is necessary for the other members of the consortium to fulfil the requested condition or the group of tenderers fulfil the condition cumulatively?

Answer to question no. 22:

1. "Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 12.3. – Selection criteria, sub clause 12.3.3. – Technical capacity, under 12.3.3.1 - Contractor experience defines that the Tenderer must prove, independently or as a Lead Member of a joint venture/consortium, that in the period from 1 January 2015 till the date of the Public Call for submission of tenders, has completed* works on construction, reconstruction or upgrading of building structures (in accordance with the table below)**, for not more than 3 buildings:

Lot 1: Building/buildings of minimal total gross area of 13.000 m²

Lot 2: 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. and a valid building permit. The Contracting Authority reserves the right to request additional documentary evidence.

If the tenderer submits the tender for more lots, the referent facilities for one lot, cannot be used as referent facilities in other lots.

According to the above-mentioned, the tenderers can submit forms 4.6.4.2 which they have been submitting for other procurements conducted by the Contracting Authority, with the condition that they are in accordance with the requested time period in which the works have been executed.

2. "Tender Documents, Volume 1. Section 1 – Instructions to tenderers, clause 12.3. – Selection criteria, sub clause 12.3.2. – Human capacities, under 12.3.2.2 The Tenderer has the following employees, holders of the engineering licenses listed below, in the month preceding the month of the publication of this Tender Notice (the criterion refers to both Lots)**:

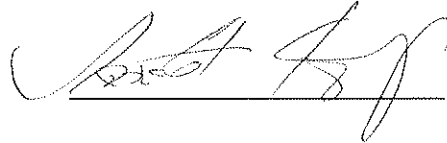
- 1 civil engineer, licences 410 or 411 or ГИ 04-04.1
- 1 architect, licence 400 or 401 or АИ 02-01

If the tenderer submits an offer for both lots, it must show that it has at least the sum of the minimum number of persons for the lots for which it submits a tender.

Consortium: the leading partner of the joint tender/consortium must fulfil the minimum of 50% of this criterion.

According to the aforementioned, if the tender is submitted by the group of tenderers, the condition can be fulfilled cumulatively, provided that the leading partner of the group must fulfil the minimum of 50% of this condition.

Procurement Committee

A handwritten signature in black ink, appearing to be 'A. A. J.', is written over a horizontal line. The signature is stylized and cursive.

