

Tender Notice

Consulting Services - Energy Efficiency in Public Buildings

International Public Bidding (with Pre-qualification)

- Partner Country:** Georgia
- Reference-No.:** BMZ-No.: 201970433, 302000909 KfW Procurement No.: 505590
KFW/OPEEPB/ICB2ST/01-2020
- Submission Deadline:** 22 August 2022 (12:00 local time in Georgia)
- Submission Language:** English
- Prequalification:** Invitation for Expression of Interest
- Reference:** International open tender for Consulting Services for the Project “Open Programme Energy Efficiency in Public Buildings” in Georgia.
- Employer:** Municipal Development Fund (MDF)
- Financing:** The Project will be financed by KfW with a loan in the amount of up to EUR 49.9 million and EUR 5.45 million for Technical Assistance Measures.
- Project Background:** The Project “Open Programme Energy Efficiency in Public Buildings” concerns the promotion of energy efficient reconstruction and modernization of selected public buildings in the education sector (state owned schools) in Georgia, specifically the increase of energy efficiency, structural integrity and basic comfort. Together with the energy efficient rehabilitation of the buildings and structural strengthening, basic comfort measures will be a part of the project in order to improve the learning environment for the pupils and teachers. In addition, renewable energy (e.g. PV or solar thermal energy or biomass) should be used where possible.
- The overall goal of the project is to contribute to Climate Protection activities through CO₂-savings and to contribute to better learning conditions for the pupils and teachers.
- Project Measures:** The schools to be renovated will be assessed by Structural and Energy Audits (SEA's). The SEA's will be elaborated by Energy Experts in a separated assignment. The SEA's are ongoing (but currently interrupted because of the Corona crisis). The final selection of the schools to be renovated will depend on the results of the SEAs and the available funds.
- The following measures shall be financed by the loan and grant funds:
- Works and Supplies: energy efficient reconstruction and modernization of several public schools in Georgia. The rehabilitation of the respective schools comprises three kinds of measures:

- Structural measures:

Measures of basic importance for the serviceability of the buildings (i.e. static measures, sealing measures, etc.)

- Comfort measures:

Measures increasing the comfort and the learning, working and living conditions of the users (i.e. renewing of sanitary rooms, improvement of summer heat protection, etc.)

- Energy efficiency measures:

Measures which improve the energy efficiency performance of the buildings (i.e. additional thermal insulation layers, heating renewal, etc.)

Min. 50% of the funds shall be invested in energy efficiency measures, thus max. 35% in structural measures and 15% in comfort measures in the overall project volume. Deviations from facility to facility are acceptable.

The structural measures are classified in fire protection, sewerage/drainage systems, roof repairing, facade, electrical power system, structural expansion/reconstruction and other repair works.

The comfort measures are classified in sanitary rooms, floor covering, interior, pavement and additional equipment.

The energy efficiency measures are classified in exterior walls, roof/top floor ceilings, windows, basement ceilings/walls, heating system/hot water preparation, lighting system, external sunshades and solar energy plants.

Requested Consulting Services:

The Implementation Consultant shall provide expertise in Energy Efficient Rehabilitation of Buildings, i.e. expertise in concept preparation, technical design, tendering, construction and commissioning supervision and project management to the Employer to ensure the implementation of the Project with respect to time, cost and quality.

The consulting services comprise primarily the following main tasks (the complete list will be available in the PQ Documentation):

- Revision of available documentation and Structure and Energy Audits;
- Detailed Design of the Works;
- Development and implementation of an ESMF, SEP;
- Prepare, adopt and implement a Waste Management Plan, as required by ESCP;
- Update, adopt and implement the Labor Management Procedures (LMP) as required by ESCP;
- Establish, maintain and operate a grievance mechanism for Project workers as required by ESCP;
- Prepare, adopt and implement occupational, health and safety (OHS) measures specified in the ESMP as required by ESCP;
- Adopt and implement measures and actions to assess and manage traffic and road safety risks as required in ESMPs;

- Prepare, adopt and implement measures and actions to assess and manage specific risks and impacts to the community arising from the Project activities as required by ESCP;
- Prepare, adopt and implement a stand-alone Security Personnel Management Plan consistent with the requirements of the ESS4 if needed;
- Prepare Gender action Plan to maximize women's access and benefits from the project and take in to consideration specific needs of women to be addressed in all design and construction;
- Carry out all relevant activities for ESCP and other safeguard related activities;
- Revise, update or prepare any relevant safeguards documentation if needed;
- Assist the Project Implementation Unit (PIU)/MDF in the tendering processes for construction works.
- Support the PIU in the Supervision of the erection and commissioning of the works;
- Supervision of the environmental and social impacts and occupational safety of the project and their compliance with respective EU legislation requirements;
- Supervision and monitoring of the Environmental, Social, Health and Safety, Gender activities including but not limited to the provisions of the ESCP;
- Impact verification and monitoring;
- Checking of invoices;
- Managing of variation orders and claims;
- Preparation and conduction of post construction energy audits (update of pre-rehabilitation structure and energy audits);
- Issuing of energy performance certificates;
- Obtain all environmental permits required for the Project activities from relevant governmental authorities;
- Setting-up of an operation and maintenance concept;
- Project Workers training on Occupational Health and Safety including handling Hazardous Material and Emergency Preparedness and Response Measures as required by ESCP;
- Project workers training on Violence and Gender based sexual harassment
- Implementation and application of a quality management system in line with ISO 9001 and an environmental management system according to ISO 14001;
- Ensuring compliance with Occupational, Health, Safety and Labor Conditions according to ISO 45001 or OHSAS 18001.

The Implementation Consultant will play the role of a FIDIC-Engineer according to the Pink Book "Conditions of Contract for Construction – MDB Harmonised Edition".

The award of the Consulting services is planned for 4Q/2022. The overall implementation of the project is expected to be completed within 66 months plus 12 months of defects notification period.

The prequalification for consulting services will be guided by the latest version of the “Guidelines for the Procurement of Consulting Services, Works, Plant, Goods and Non-Consulting Services in Financial Cooperation with Partner Countries”.

<https://www.kfw-entwicklungsbank.de/PDF/Download-Center/PDF-Dokumente-Richtlinien/FZ-Vergaberichtlinien-V-2021-EN.pdf>

It is foreseen to assign the services to an independent consultant firm with proven experience in the implementation of similar projects with similar tasks. Consulting firms with regional experience in the Caucasus region (Georgia, Armenia and Azerbaijan) and in EU associated countries (Albania, Bosnia and Herzegovina, Kosovo, North Macedonia, Montenegro, Serbia, Ukraine) are preferred. The Bidder shall show a necessary average annual turnover of more than EUR 2.5 million for the last three years. A consortium or joint venture needs to show the average annual turnover of EUR 2.5 million for the last three years, whereas the lead partner shall show an average annual turnover of more than EUR 1.75 million for the last three years.

Applicants shall submit one original to the Employer (MDF), one copy of the Application to the Tender Agent (Mr. Uwe Settelmaier) and one copy to the Tender Agent (Mrs. Hanna Slobodyanyuk-Montavon).

More detailed information about the project, content and form of the application documents and the scope of services of the Consultant can be requested from the Tender Agents (TA). Without this information, it might not be possible to produce a compliant Expression of Interest.

Moreover, detailed Terms of Reference will be provided to consultant that submitted an expression of interest and that have been successfully prequalified.

For any request to or correspondence with the TA, the responsible person of the Employer shall be taken in cc.

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