NEFCO

Funded by the European Union

Project name: Housing for internally displaced persons (IDPs) and recovery of liberated cities in Ukraine - Zhytomyr

Country: Ukraine
Sector: Housing
Funding sources: Nefco, EU
Procurement: Works including supply of material and construction
Notice type: Invitation to apply for submission of a proposal (prequalification)
Issue date: 12 July 2023
Closing date: 2 August 2023 at 23:59 Kyiv time
Submission of tender documents to qualified tenderers: Third quarter of 2023
Contract signing: Fourth quarter of 2023
Start of works: Fourth quarter of 2023

The municipalities of Chernivtsi, Dubno, Kovel, Lviv, Zhytomyr and Makariv are included in the programme "Housing for internally displaced persons (IDPs) and recovery of liberated cities in Ukraine".

Within the framework of the project "Housing for internally displaced persons (IDPs) and recovery of liberated cities in Ukraine", contractors will be selected in 2023 for implementation of contracts with a total amount of about EUR 64 million in the following areas:

- Construction of fully equipped and furnished blocks of flats with useful area between 3,500 square metres and 10,110 square metres and with 3-5 floors in the municipalities of
    - Chernivtsi, planned investment EUR 10.5 million
    - Dubno, planned investment EUR 5.3 million
    - Kovel, planned investment EUR 4.8 million
    - Lviv, planned investment EUR 19.5 million
    - Zhytomyr, planned investment EUR 8.0 million
- Construction of two kindergartens and refurbishment of two buildings of local hospital (Polyclinic, Therapeutic block) and a Lyceum building in the municipality of Makariv, planned investment 15.8 MEUR

This invitation relates to the contract in Zhytomyr represented by the City Council (the Employer). The procurement follows Nefco's "Procurement Policy and Procedure", January 2021. Contractors submitting an application to tender (the

Application) before the closing date proving that they comply with all qualification criteria will be invited to tender. In the case that one contractor should win more than one contract within the programme “Housing for internally displaced persons (IDPs) and recovery of liberated cities in Ukraine", the required average annual revenue and the average value of similar projects would be correspondingly increased based on the contract values.

Applications shall be submitted by e-mail to:

sm-se-ukr-prequal-zhytomyr@sweco.se

The Application as well as all correspondence and documents relating to the prequalification exchanged by the Applicant and the Employer, shall be in English or Ukrainian.

The qualification criteria are the following and information should be supplied in the forms in the corresponding appendices:

1) Eligibility
2) Average annual revenue
    a. The average annual revenue for the best three (3) years of the last five (5) years is not less than: 2.775 million euros
3) Works Experience
    a. The average value of the best three (3) similar contracts during the last five (5) years is not less than: 1.850 million euros

Comments:

- For 2) above, values presented in UAH will be converted into euro using the official data of the NBU for the relevant year (average annual value), published on the website of the National Bank of Ukraine (https://bank.gov.ua/files/Exchange_r.xls)
- For 2) above, at least 51% of the required revenue must, in case of a joint venture or consortium agreement (JVCA), come from the lead partner
- For 3) above, values presented in UAH will be converted into euro using the official data of the NBU for the date of conclusion of the contract, published on the website of the National Bank of Ukraine (https://bank.gov.ua/ua/markets/exchangerates)
- For 3) above, at least two of the required three contracts must, in case of a JVCA, come from the lead partner
- For 3) above, “similar contracts” means construction of blocks of flats of at least four floors and minimum 1,600 m² – monolithic frame construction.

- For 3) above, the applicant shall have been the main contractor or the project manager or equivalent for the contracts.

Brief description of the project

Contract Form

The contract will be a works contract based on design supplied in the tender documents. The contractor shall be responsible for the complete works including project management, quality assurance, supply of all material and components, groundworks, erection of the buildings, installations, fitting out (including furniture and other equipment), commissioning and warranty.

The buildings

The Project includes the construction of apartment houses to provide accommodation for IDPs with satisfactory living conditions and available social infrastructure in the closest vicinity.

The main purpose of the Project is to contribute to social renovation and stabilization in Ukraine with a focus on inclusive persons.

The main objectives of the Project include the following

1. Extend the access of IDPs to social care in Zhytomyr city
2. Improve the wellbeing of IDPs in Zhytomyr city
3. Improve the energy efficiency in Zhytomyr residential sector and to reduce CO2 emissions
4. Increase the employment level of the population in Zhytomyr

The main target group is IDPs (persons and families, who have the status of IDP and live at the territory of Zhytomyr territorial community, totally more than 13,000 people). In new buildings it will be possible to accommodate 438 people (who will get decent living conditions - heated rooms without drafts and moisture), and personnel, who provides local services.

Buildings: For the construction of new residential houses energy efficient technologies will be used according to Ukrainian Construction Norms ДБН В.2.6-31:2016 «Heat insulation of buildings». These requirements were considered during estimation of investments costs.

Construction of four residential buildings includes connection to networks, construction of foundations, bomb shelters, outer and interior finishing works, basic furniture, and household appliances.

Land plot: the selected land plot (2.0 hectares in Chervonyi bystreet 60, Zhytomyr city) is in a residential area owned by the municipality with available infrastructure

(roads, transport, kindergartens, school, medical care). All necessary permits for the land plot have been issued.

Connection to networks: heating will be provided to the buildings by the existing district heating system, the neighboring biomass CHP will be used. It is planned that the connection of the abovementioned new buildings to local networks (water supply, wastewater collection, electricity supply, heat supply, firewater system), as well as the construction of a bomb shelter and the improvement of the territory, will be financed by Zhytomyr local budget.

Ownership: new buildings, intended for social housing, must remain in municipal ownership for at least 10 years after construction completion. During at least the first five years, these buildings shall provide accommodation only for internally displaced persons. If no more demand for housing is observed after five years among internally displaced persons, the houses should be used for alternative social purposes - to accommodate other vulnerable groups of people.

Distribution of social housing: distribution of social housing between IDPs and later between other vulnerable groups of people (high priority groups) will be based on the legislation of Ukraine (the Resolution of the Cabinet of Ministers of Ukraine No. 495, provisions of the Housing Code of Ukraine related to social housing and the Resolution of the Cabinet of Ministers of Ukraine No. 422). For ensuring an equal distribution of social housing, the city authorities in cooperation with NEFCO (Nordic Environment Finance Corporation) will develop the rules for distribution of accommodation among vulnerable categories of the population in houses built within the Project.

Total number of IDPs who can be accommodated in residential buildings, is up to 438 people (the final number depends on the final architectural solutions and project scale). Apartments will be provided to IDPs and members of their families free of charge for the period of one year with the possibility to extend this period for the next period according to Ukrainian legislation.

Privatization of apartments in houses built within this Program is forbidden.

Information to the applicants

Late applications

1. The Employer reserves the right to accept applications received after the deadline for submission of applications.

Responsiveness

2. The Employer's determination of an Applicant's responsiveness is to be based on the contents of the Application itself.
3. A substantially responsive Application is one that meets the requirements of this invitation without material deviation, reservation, or omission.
    a. "Deviation" is a departure from the requirements specified in this invitation
    b. "Reservation" is the setting of limiting conditions or withholding from complete acceptance of the requirements specified in this invitation
    c. "Omission" is the failure to submit part or all of the information or documentation required in this invitation
4. A material deviation, reservation, or omission is one that is in any substantial way inconsistent with this invitation.
5. If an Application is not substantially responsive to the requirements of this invitation, it shall be rejected by the Employer.
6. Provided that an Application is substantially responsive, the Employer may waive any quantifiable nonconformity in the Application that does not constitute a material deviation, reservation or omission.
7. Provided that an Application is substantially responsive, the Employer may request the Applicant to submit any necessary missing information or documentation, within a reasonable period of time, to rectify nonmaterial nonconformities in the Application. Failure of the Applicant to comply with the request may result in the rejection of its Application.

Evaluation

8. The Employer shall use the qualification criteria and methodologies indicated in this invitation. No other evaluation criteria or methodologies shall be applied.
9. Only the qualifications of the Applicant shall be considered. In particular, the qualifications of a parent or other affiliated company that is not party to the Applicant or the JVCA shall not be considered.

Acceptance or rejection

10. The Employer reserves the right to accept or reject any Application, and to annul the prequalification process and reject all Applications at any time, without incurring any liability to the Applicants.

Prequalification

11. All Applicants whose Application meet or exceed the specified qualification requirements will be prequalified by the Employer.

Notifications

12. The Employer shall notify all Applicants in writing of the names of those Applicants who have been prequalified. In addition, those Applicants who have been disqualified will be informed separately.

Appendix 1

Application to Tender

Note for Applicants: The Applicant must prepare the Application to Tender on stationery with its letterhead clearly showing the Applicants complete name and address. All text within square brackets [ ] is for guidance in preparing this form and shall be deleted by the Applicant from the final document.

We, the undersigned, declare that:

(i) We, including any subcontractors or suppliers and subsuppliers for any part of the Contract have no conflict of interest in accordance with the following:

This Policy requires that a firm participating in a procurement process under a NEFCO-financed public sector project shall not have a conflict of interest. Any firm found to have a conflict of interest shall be ineligible for award of contract. In this respect, a tenderer may submit only one tender or participate as a joint venture partner or consortium member in only one tender for each contract. For the purpose of this Article, a subcontractor is not deemed to be participating in a tender. A firm shall also be considered to have a conflict of interest in a procurement process if such firm (including its personnel) has a close business, family or other relationship with the client or a professional staff of the client (or of the project implementing agency, or of a recipient of a part of the NEFCO Funds) who: (i) are directly or indirectly involved in the preparation of the tender documents or specifications of the contract, and/or the tender evaluation process of such contract; or (ii) would be involved in the implementation or supervision of such contract, unless the conflict stemming from such relationship has been resolved in a manner acceptable to NEFCO throughout the procurement process and execution of the contract.

(ii) Our firm/The individual, its affiliates or subsidiaries, including any subcontractors or suppliers and subsuppliers for any part of the contract, have not been declared ineligible and are not under investigation by NEFCO, another international financial institution, under the Employer's country laws or official regulations or by an act of compliance with a decision of the European Union and/or United Nations Security Council

Date:

Signature:

[Name and position]

for and on behalf of:

[Name of the firm/individual or joint venture or consortium]

Appendix 2

Average Annual Turnover

Annual turnover data*

	Year	Amount	Currency
1			
2			
3			
4			
5			

Average Annual Turnover (three best of the last five years):

Notes:

* The Applicant shall provide copies of complete financial statements (balance sheets, including all related notes, and income statements) for the years required above complying with the following conditions:

a. Must reflect the financial situation of the Applicant or partner to a JVCA, but not consolidated statements
b. Historic financial statements must correspond to accounting periods already completed and audited (no statements for partial periods shall be accepted)
c. Historic financial statements shall be checked in compliance with the national legislation of the Applicant's country and shall be evidenced by the documents issued by the relative authorities of the Applicant's country

Appendix 3

Works Experience

Similar Contract No. ***[insert specific number] of [total number of the required contracts]***	**Information**	
Contract Identification		
Signing date		
Completion date		
Role in Contract (for example, main contractor or project manager or equivalent)		
Total Contract amount		currency
If a partner in a JVCA, specify participation in total contract amount	_____%	
Employer's name:		
Employer's contact person Address: Contact telephone: E-mail address: Contact person:	:	
Description of the similarity		
Physical size *[indicate the approximate volumes of the performed works.]*		
Complexity *[specify the project-defined object complexity category]*		
Technologies *[description of important parts, main applied work technologies.]*		

Note:

The Employer reserves the right to request confirmation of the successful completion of the contract from the Tender Participants).