

## Ukraine

### Nearly Zero Energy Building (NZEB) School in Mykulychi

#### INVITATION FOR TENDERERS

Detailed design and reconstruction with adaptation of the educational building of the Mykulytskyi Lyceum of the Nemishayeve Urban Village Council at 10 Yakovenka St., Mykulychi village, Bucha district, Kyiv region

This Invitation for Tenderers follows the General Procurement Notice for this project which was published on the Procurement Notices section of NEFCO's website (<https://www.nefco.int>).

Nemishayeve Urban Village Council, hereinafter referred to as "the Employer", intends to use part of the proceeds of financing from the Nordic Environment Finance Corporation (NEFCO) towards the cost of "Nearly Zero Energy Building (NZEB) School in Mykulychi, Ukraine".

The Employer now invites tenders from Contractors for the following contract to be funded from part of the proceeds of the financing:

- **Detailed design and reconstruction with adaptation of the educational building of the Mykulytskyi Lyceum of the Nemishayeve Urban Village Council.**

**The contract includes:** development of design documentation, obtaining of positive conclusion of expert examination, delivery of materials and equipment, installation and construction works, testing, adjustment and commissioning, training of school personnel, author supervision during construction works and follow up during liability period.

**Address of the object:** 10 Yakovenka St., Mykulychi village, Bucha district, Kyiv region.

**Expected contract implementation time** – 18 months.

For the Equipment and Related Works to be supplied under this contract, exemption from VAT taxation is provisioned in accordance with the procedure established by the Resolution of the Cabinet of Ministers of Ukraine dated February 15, 2002 No. 153 "On the Creation of a Unified System for Attracting, Using and Monitoring the International Technical Assistance". The Contractor with whom the contract will be concluded will be obliged by the 20th of each month to prepare and submit to the State Tax Service body (in written and electronic form) in which it is registered as a taxpayer, information confirmation of the purchase of goods, works and services under a preferential regime for international technical assistance funds in accordance with the terms of the Contract.

To be qualified for the award of a contract, tenderers must satisfy the following minimum criteria:

- a) shall meet the eligibility requirements set forth in ITT 4
- b) Average annual turnover for the **best three (3) years within the time period 2019 to 2024** is **minimum 6,500,000 EUR** in equivalent
- c) The Tenderer shall demonstrate that it has access to, or has available, liquid assets, unencumbered real assets, lines of credit, and other financial means sufficient to meet the production **cash flow** for the contract for two months estimated as not less than **EUR 650,000**, taking into account the Tenderer's commitments for other contracts.

In case of a tender submitted by JVCA, the leading partner should demonstrate at least 60% compliance with the requirements (b) and (c) above.

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- d) Experience as Contractor: within the last 7 years (during 2018-2024) **1 contract** for **construction** of new public building(s) and **1 contract** for **reconstruction** of public building(s) that have been successfully and substantially completed. The **total combined value** of the mentioned two contracts shall be at least: **EUR 2,500,000**.
- e) Management experience: For the above, or other contracts, experience as a main contractor (the lead partner in JVCA) in the execution at least **1 contract** with a value of at least EUR 1,500,000 that has been successfully and substantially completed.

In case of a tender submitted by JVCA, the leading partner should meet this requirement.

- f) Specific experience: within the last 7 years (during 2018-2024) **at least 1 contract** for manufacturing and/or installation of a industrially prepared timber building kits made of pre-designed and prefabricated main building elements of buildings of at least 2000 m<sup>2</sup> and **1 contract** for installation of geothermal heat pump system (with bore holes), with heat output min. 50 kW<sub>th</sub> that have been successfully and substantially completed.
- g) Non-performance of contract by Tenderer (including members of JVCA, if appropriate) did not occur during the last 4 years (2021-2024)
- h) All pending litigation against Tenderer (including members of JVCA, if appropriate) shall in total not represent more than 25% of the Tenderer's net worth.
- i) The Tenderer must demonstrate that it (or members of JVCA, or relevant sub-contractor), has the personnel for the key positions that meet the qualification requirements given in tender document
- j) The Tenderer must demonstrate that it, or appointed sub-contractor, has the key equipment which are meeting requirements given in the Tender document

Qualification criteria are described in detail in tender documentation.

Tender documents shall be obtained at the email address below free of charge upon a written request from a prospective Tenderer. Upon receiving the written request from prospective Tenderer, the documents will be promptly dispatched electronically in PDF and MS Word format, however, no liability can be accepted for their non-delivery or late delivery. In case of discrepancies between the PDF and Word versions of the document, the PDF version shall prevail.

Two-stage open tendering procedure will be conducted in the following way:

- (a) The first stage involves the submission of a technical proposal, without any reference to price, indicating a list of possible deviations from the technical and commercial requirements set out in the Tender Documents, provided that such deviations do not change the main objectives of the project. After evaluating the proposals of the first stage, the Employer will invite each participant whose qualifications meet the selection criteria and whose technical proposal meets the requirements to a dialogue meeting. The purpose of the dialogue phase is to ensure a good common understanding of the Client's needs and requirements, definitions, applicable rules, regulations, and standards, and the offered solutions, in order for Participants to be able to improve and submit high-quality Second Stage Tenders. Only those participants who have passed the qualification selection, who have submitted proposals that are technically acceptable and meet the requirements of the first stage, will be invited to participate in the second stage of the tender.
- (b) At the second stage of the tender, the invited Tenderer submits revised technical proposal, taking into account all changes required by the Client, as provided for and recorded in the minutes of dialogue meeting, or in accordance with changes to the Tender Documentation made after the submission of the technical proposals of the First stage; and a price proposal.

## Invitation for Tenderers

All tenders must be accompanied by a Tender-Securing Declaration.

To visit the project site, a site visit for Tenderers with representatives of the Client will be held **on 16 September 2025 at 14:00 (Kyiv time)** at the address: Mykulytskyi Lyceum of the Nemishayeve Village Council at 10 Yakovenka St., Mykulychi village, Bucha district, Kyiv region.

All requests for clarification shall be received by the Client no later than **10:00 a.m. (Kyiv time), 26 September, 2025.**

First-stage Tenders must be received on the following email address [Mukyluchi@ukr.net](mailto:Mukyluchi@ukr.net) with a copy to [procurement-NEFCO-NEM-NZEB@niras.com](mailto:procurement-NEFCO-NEM-NZEB@niras.com) on or before **11.00 (Kyiv time), 20 October 2025.**

Prospective tenderers may obtain further information from, and also inspect and acquire the tender documents at, the following office:

<b>Contact name</b>	<b>Synetska Lyudmyla Ruslanivna</b>
<b>Employer's entity</b>	<b>Nemishayeve Urban Village Council</b>
<b>Address</b>	<b>3 Sadova street, Nemishayeve village, Bucha district, Kyiv region, 07853, Ukraine</b>
<b>Tel:</b>	<b>+38 096 364 59 97</b>
<b>Email:</b>	<b><a href="mailto:Mukyluchi@ukr.net">Mukyluchi@ukr.net</a></b>

Date: 1 September 2025