

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

Country: Ukraine

Sector: Social infrastructure

Funding sources: EU

Procurement: Works including supply of material and construction

Notice type: Invitation to Tender

Issue date: 03 December 2025

Closing date: 21 January 2026 at 10:00 Kyiv time

INVITATION FOR TENDERS Ukraine

EU SUPPORT TO HOUSING FOR INTERNALLY DISPLACED PEOPLE IN CHERNIVTSI

**DEPARTMENT OF INFRASTRUCTURE AND TERRITORY IMPROVEMENT OF CHERNIVTSI
CITY COUNCIL**

INVITATION FOR TENDERS

LOT 1 (EU-CHER-1-2):

«Construction of an apartment building for internally displaced persons in Bohdana Lepkoho str, 9, Chernivtsi city»;

LOT 2 (EU-CHER-1-3):

«Construction of an apartment building for internally displaced persons in Bohdana Lepkoho str, 10, Chernivtsi city»;

LOT 3 (EU-CHER-1-4)

«New construction of a modular biofuel boiler house (pellets) in Bohdana Lepkoho street to be connected and provide heating to apartment buildings for internally displaced persons in Bohdana Lepkoho str, 9 and 10, Chernivtsi city».

The Department of Infrastructure and Territory Improvement of Chernivtsi City Council hereinafter referred to as “the Employer”, intends to use the proceeds of the Grant according to the Grant Contract NDICI-GEO-NEAR/2022/439-442 dated 26.12.2022 between the European Union represented by the European Commission and Chernivtsi City Council (hereinafter referred to as the Grant Contract), and managed by NEFCO toward the costs of the project EU Support to Housing for Internally Displaced People in Chernivtsi. The Employer now invites contractors for the following contracts to be financed by the funds of the European Union and local budget:

LOT 1 (EU-CHER-1-2):

Construction of an apartment building for internally displaced persons in Bohdana Lepkoho str, 9, Chernivtsi city.
The expected value of LOT 1 – UAH 169 796 176,00. Works to be financed by the funds of the European Union and local co-financing.

LOT 2 (EU-CHER-1-3):

Construction of an apartment building for internally displaced persons in Bohdana Lepkoho str, 10, Chernivtsi city. The expected value of LOT 2 – UAH 303 821 109,00. Works to be financed by the funds of the European Union and local co-financing.

LOT 3 (EU-CHER-1-4)

New construction of a modular biofuel boiler house (pellets) in Bohdana Lepkoho street to be connected and provide heating to apartment buildings for internally displaced persons in Bohdana Lepkoho str, 9 and 10, Chernivtsi city). The expected value of LOT 2 – UAH 9 342 584,00. Works to be financed by local budget.

The grant financed Works to be supplied in this project will be tax exempt in accordance with the procedure stipulated by the Resolution of the Cabinet of Ministers of Ukraine No. 153 dated February 15, 2002 "On the creation of a unified system of attracting, using and monitoring international technical assistance". By the 20th of each month, the awarded Contractor is obliged to prepare and submit to the State Tax Service (hard and electronic copy) confirmation about the use of funds of international technical assistance for the privileged purchase of goods, works and services in accordance with the terms and forms of the Contract. To be qualified for the award of a contract for each Lot, Tenderers shall have financial, personnel and technical capacity for implementation of the said works and satisfy the following criteria:

- a) **Average annual revenue for the best three (3) years of the last five (5) years (2020-2024) is not less than: EUR 3.0 million equivalent**
- b) **Financial resources** - 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 estimated as not less than ten percent **(10%) of the Tenderer's price** of the Tender, considering the Tenderer's commitments for other concluded contracts and/or contracts to be concluded
- c) The average value of the best **three (3) contracts** similar to the proposed Works, which have been fully and successfully completed, during the last **five (5) years** (during 2020-2024), is not less than: **EUR 1.2 million; "similar contracts"** means the construction of multi-storey at least three-storey residential/non-residential buildings, with a total area of at least 3,500 m², using the following construction technology: technology of rapid construction using prefabricated building structures/monolithic frame construction/brick houses using ready-made prefabricated reinforced concrete structures.
In case of submitting a tender by a JVCA, the lead partner must demonstrate at least 50% compliance with requirements (a), (b) and (c) above.
- d) Non-performance of contract by Tenderer (including members of JVCA,) did not occur during the last 5 years)
- e) All enforceable judgments and encumbrances against Tenderer (including members of JVCA) and/or the corresponding managers shall in total not represent more than 20% of Tenderer's net worth
- f) Previous experience in construction work (any completed construction contracts within the last 5 years (during 2020-2024)) in Ukraine, financed by international financial organisations (IFOs). The value of at least one such contract must be no less than EUR 400,000.
- g) The Tenderer must demonstrate that it (a single legal entity or partner/members of JVCA (Subcontractor)) has access to personnel to perform the necessary work. The Tenderer must demonstrate that it has personnel for key positions that meet the Qualification requirements set out in the Tender documents.
- h) The Tenderer must demonstrate that it or its partner/members of JVCA (Subcontractor) has access to equipment and technical resources that meet the following requirements and quantities specified in the Tender documents.

In the case of submitting a tender JVCA, the lead partner must demonstrate at least 50% compliance with requirements (g) and (h) above.

The Employer reserves the right to cancel the tender in case the grant financing is not provided for the project or if the price of the Tender offers exceeds the expected value of the respective lots.

Tender documents can be obtained free of charge based on the written request of the Tenderer sent to the Employer at the address or e-mail (PDF attachment) indicated below (Employer details). Upon receipt of a written request from a potential Tenderer, documents are promptly sent electronically in PDF format, but without any obligation for non-receipt or late receipt.

The Tenderer submits one tender for all three lots - Lot 1, Lot 2 and Lot 3. The Employer plans to conclude a single contract with the successful bidder, combining all Lots. The Tenderer may indicate additional discounts in its tender, including, but not limited to, those that will apply if the Tenderer wins all packages for which it has submitted Tenders.

All Tenders must be submitted with a Declaration of Tender security.

Tenders must be sent by one package to the email indicated below:

sm-se-ukr-chernivtsi-idp-retendering@sweco.se for **Lot 1+ Lot 2+Lot 3**

not later than **21.01.2026, 10:00 (Kyiv time)**. The electronic copy of a Tender must be sent in scanned colour pdf format with a validated electronic signature of the authorized person.

The Tenderer must also provide a hard copy of a Tender (stitched document with continuous page numbering), which should arrive at the Employer's address (Chernivtsi city, Heroiv Maidanu str, 176, 3 floor, room 62) not later than **21.01.2026, 10:00 (Kyiv time)**.

In case of discrepancies between the hard copy and electronic copy of a Tender, the electronic copy shall prevail.

The documents included in the Tender and prepared directly by the Tenderer must be provided on the Tenderer's letterhead (if available), and must have the date when the document was created, registration number, position, surname, initials, signature of the Tenderer's authorized person, and the stamp (if applicable). Copies of documents that the Tenderer provides as part of the Tender must be certified in accordance with current legislation.

All pages of the Tender, which contain information must be signed by the Tenderer's authorized official person with indication of position, surname, initials, and stamped (if applicable), except original documents issued by other enterprises and institutions.

The Tenders will be opened in the presence of those representatives of the Tenderers who wish to be present at the opening or online after the deadline for submission of Tenders at the address: **Chernivtsi city, Heroiv Maidanu str, 176, 3d floor, room 62, on 21.01.2026, 12:00 (Kyiv time)**.

Prospective Tenderers may obtain further information as well as read and receive the Tender documents from the following office:

The Employer's representative: Vitaliy Oleksandrovyh Huleychuk/Гулейчук Віталій Олександрович

The Employer: The Department of Infrastructure and Territory Improvement of Chernivtsi City Council

Address: Chernivtsi city, Heroiv Maidanu str, 176, 3d floor, room 62.

Tel/mob: +38 (0372) 55-37-40; +38 (0372) 52-40-49.

E-mail: gul.vitaliy@gmail.com.

Date **03.12.2025**