INVITATION FOR TENDERS

Ukraine

"Replacement of damaged school buildings in the village of Mykulychi by a new nearly zero-energy building (NZEB)"

Development of Working Design Documentation and Reconstruction, including the Adaptation of the Educational Wing (Building) of the Mykulychi Lyceum of the NemishaeveVillage Council, Located at 10 Yakovenko Street, Mykulychi Village, Bucha District, Kyiv Oblast

TD # FI07-2014-106 / MYKUL-NZ-G1

This Invitation for Tenders follows the General Procurement Notice dated 15 July 2026 for the project **"Replacement of damaged school buildings in the village of Mykulychi by a new nearly zero-energy building (NZEB)"** which was published on NEFCO's website in the Procurement Notices section (https://www.nefco.int).

Nemishaeve Village Council (hereinafter referred to as the "Employer") intends to use grant funds provided by the **Government of Finland through** the **Nordic Environment Finance Corporation (NEFCO)** as administrator of Green Recovery Fund for Ukraine, towards the cost of the project **"Replacement of damaged school buildings in the village of Mykulychi by a new nearly zero-energy building (NZEB)"**

The Employer now invites tenders from Contractors for the following contract **MYKUL-NZ-G1 "Development of Working Design Documentation and Reconstruction, including the Adaptation of the Educational Wing (Building) of the Mykulychi Lyceum of the NemishaeveVillage Council, Located at 10 Yakovenko Street, Mykulychi Village, Bucha District, Kyiv Oblast"** (the "Contract"), which will be financed from the contribution of the Government of Finland in a form of grant funds to the NEFCO Green Recovery Fund for Ukraine.

The Tender and the subsequent Contract, which are financed by grant funds, shall be governed by NEFCO's Procurement Policies and Procedures.

Grant funds shall not be used for payment to persons or entities or for any import of goods, if such payment or import is prohibited by a decision of the United Nations Security Council taken under Chapter VII of the Charter of the United Nations or pursuant to the laws or official regulations of Ukraine.

Tenders shall be submitted for the full scope of works. Tenders submitted only for part of the works shall be rejected.

Based on the results of the Tender, the Employer shall sign contracts with the Tenderer, that submits the most economically attractive tender which meets all qualification requirements.

Tenders shall be submitted in euro (excluding VAT). As a result of the tender, one Contract shall be concluded.

The contract financed by the grant from the Government of Finland shall be concluded in euro and shall be subject to the tax exemption procedure in accordance with Resolution of the Cabinet of Ministers of Ukraine №153 dated 15.02.2002.

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

- Tenderers shall meet the eligibility criteria set out in Clause 4 of the Instructions to Tenderers (ITT), including, inter alia, having no conflict of interest, not having been declared ineligible, and not being subject to debarment from participation in NEFCO-financed tenders at the time of contract award;
- The Tenderer's Average Annual Turnover over the last **four years (2022-2025)** shall exceed **EUR 4,000,000** (or equivalent). In case of tender submitted by JVCA, all members/partners of the JVCA should demonstrate 100% compliance of the requirement, while the leading partner should demonstrate at least 50% compliance with the requirement;
- The Tenderer shall demonstrate access to, or availability of, financial resources sufficient to meet working capital requirements in an amount of **not less than 20% of the Tenderer's Tender price,** taking into account the Tenderer's commitments under other concluded and/or prospective contracts. In case of tender submitted by JVCA, all members/partners of the JVCA should demonstrate 100% compliance of the requirement, while the leading partner should demonstrate at least 50% compliance with the requirement;
- The Tenderer has successfully completed for the period **2019-2026* years four (4) similar** contracts for new construction/reconstruction/major renovation of buildings, with a total value of at least 4,000,000 euros (at least

two (2) of the four (4) contracts must relate to public buildings (in particular schools, nurseries, administrative buildings) as a main contractor or contractor, which have been fully and successfully completed and which include a range of works relating to energy-efficient modernization, comprehensive design, installation / assembly and commissioning of renewable energy systems (RES), internal and external engineering networks, etc.

A tenderer may demonstrate specific experience through completed Installation / Assembly works and the existence of a prior contract (or letter of cooperation) with a certified manufacturer of the building frame elements specified in Table 2 of Section IV 'Employer's Requirements'.

In case of tender submitted by JVCA, all participants/partners in the JVCA must collectively demonstrate 100% compliance with this criterion, whilst the lead partner must demonstrate **at least two (2) similar contracts**, each of which relates to the new construction/reconstruction/major refurbishment of public buildings (in particular schools, nurseries and administrative buildings), with a total value of **at least 2,000,000 euros**, as a main contractor or subcontractor, which have been fully and successfully completed and which include a range of works relating to energy-efficient modernization, comprehensive design, installation / assembly and commissioning of renewable energy systems (RES), internal and external utility networks, etc.

**Official signing of such contracts from January 1, 2019; full completion of such contracts by September 30, 2026.*

- Non-performance of a contract by the Tenderer (including partners/members, where the Tenderer is a JVCA) shall not have occurred during the last three **years (2023-2025)**, based on the information provided in Section III "Tender Forms" (the Employer reserves the right to check the correctness of the reported information by using other sources);
- All legal proceedings pending against the Tenderer (including partners/members of the JVCA, if applicable) **shall not in aggregate exceed 30%** of the Tenderer's net worth;
- The Tenderer (whether a single legal entity, a JVCA partner or a designated subcontractor) shall demonstrate availability of all personnel for the implementation of all necessary works under the contract;
- The Tenderer shall demonstrate that it has the personnel for the key positions that meet the Qualification requirements outlined in the Tender document.
- The Tenderer shall confirm the availability of, or guaranteed access to, the main equipment and construction machinery necessary for the proper and timely execution of the Works.

During the preparation of tender the Tenderers should take into account that works under the Contract will tentatively start in **January 2027** and should be completed not later than in **December 2027.**

Tender documents may be obtained free of charge from the office at the address given below, upon receipt of a written request from a prospective tenderer.

Upon receipt of a written request from a prospective tenderer, the documents will be sent by the Employer via email in PDF, MS Word and MS Excel formats; however, the sender accepts no liability for any loss or delay in delivery. In the event of any discrepancy between the PDF and MS Word versions of the documents, the PDF version shall prevail.

All tenders must be submitted with a tender guarantee in the form of a Declaration of Tender Guarantee, the template for which is included in the Tender Documents. The main purpose of the tender guarantee is to ensure that tenderers take their participation seriously.

Tenders must be submitted by **14:00 (Kyiv time), 26 November 2026** to the following address: **Ukraine, 07853, Nemishaieve village, Bucha District, Kyiv Region, 3 Sadova Street, library premises**, after which they will be opened in the presence of those representatives of tenderers who wish to be present at the opening.

A pre-tender meeting for tenderers with representatives of the Employer to discuss technical and procedural issues will take place online at **14:00 (Kyiv time) on 26 October 2026.**

Potential tenderers may register for the pre-tender meeting and obtain the tender documentation for review by sending a formal written request to kievregion.cee@gmail.com

Contact person on behalf of the Employer: Lyudmyla Synetska
Address: Nemishaieve Village Council,Sadova Street, Nemishaieve village, Bucha District, Kyiv Region, 07853, Ukraine
Tel: +38 096 364 59 97
Email: kievregion.cee@gmail.com

Date: **12 October 2026**