

**BOSNIA AND HERZEGOVINA ENERGY EFFICIENCY PROJECT-  
FEDERATION OF BOSNIA AND HERZEGOVINA**

**TERMS OF REFERENCE FOR COMBINED CONSULTANCY SERVICES**

**PERFORMING DESIGN, WORKS SUPERVISION  
Konjic**

**Contracts No:**

**BEEP-P143580-CQ-10-CS-19-FBIH**

**1. Background:**

The Government of Federation of Bosnia and Herzegovina has received financing from the World Bank towards the cost of an Energy Efficiency Project. The project development objective is to demonstrate the benefits of energy efficiency improvements in public sector buildings and support the development of scalable energy efficiency financing models.

The project will consist of three components:

(1) An investment component: This component will support energy efficiency investments ('subprojects') in schools, hospitals and clinic centers. A small number of other public facilities (e.g., elderly homes, orphanages, other administrative buildings) may also be included. The component will finance energy efficiency upgrades,<sup>1</sup> as well as related technical consultancy services (e.g., energy audits, technical and social monitoring and evaluation, technical designs, supervision and subproject commissioning). The selection and implementation of subprojects will be conducted in three annual batches. The public buildings will be selected based on the payback period of energy efficiency investments (i.e. payback periods less than 8 years) and/or the significant energy savings potential, which were both identified as part of audits conducted;

(2) A component to support the development of scalable financing mechanisms and build capacity: This component will support the development of sustainable energy efficiency financing mechanisms in the public sector, strengthen implementation capacity and help to increase public awareness on energy efficiency;

(3) A component for project management: This component will ensure effective project management by the Project Implementation Unit (PIU) through financing additional experts, trainings for PIU staff, and covering incremental operating costs.

The PIU within the Federation Ministry of Physical Planning (FMPP) will be responsible for the preparation, coordination, management and implementation of the project, including procurement, contracting, and payments of all goods, works and services related to the project. This Terms of Reference (ToR) define the nature and detailed

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<sup>1</sup> Eligible measures include upgrades to reduce the energy use of public buildings, including building envelop measures, heating and cooling systems, lighting, upgrading of electrical network if capacity is increased, and other financially viable energy efficiency measures.

scope of an assignment to provide combined engineering services, which will include: preparing designs for energy efficient retrofits, supporting preparation of bidding documents for civil works, supervision of civil works;

## **2. Objectives**

For the preparation and implementation of energy efficiency investments in public buildings (financed under Component 1 outlined above) in 2019, the PIU on behalf of the FMPP ('the client') intends to hire a Consultant Company ('the consultant') who will perform all of the following services: performing design, conducting supervision and commissioning of civil works.

The objective of the energy efficiency investments financed as part of the project is to demonstrate the benefits related to energy efficiency (EE), including reduction of energy consumption in selected buildings, demonstration of the economic viability of investments, including reduced recurrent energy costs and associated public expenditures. In addition, the energy efficiency improvements are expected to generate demonstrable co-benefits, such as reduced CO2 emissions and improved indoor comfort levels.

## **3. Description and Scope of Services:**

### **3.1 GENERAL DEFINITION OF SERVICES**

The services will be performed for the public building listed in Annex 1 of this ToR. The services to be provided by the Consultant are described in detail in section 3.2. The assignment will be executed in two (2) tasks whereby the Task 1 will be compensated on the basis of the Lump-Sum contract provisions.

The realization of the required tasks is the subject to availability of credit Funds to be obtained by the relevant Canton from the Federal Ministry of finance.

### **3.2 DETAILED SCOPE OF WORK**

#### **Task 1. Design**

The Consultant will be responsible for preparation and delivering the documentation related to the Design to the FMPP.

The Consultant shall:

- Review detailed energy audit (DEA) report (Annex 2), (2) visit selected public building, (3) check and compare actual buildings' conditions with those given in DEA report, (4) check and assess technical feasibility for the implementation of DEA recommended energy saving measures, and (5) report to the Client his findings, particularly those related to the feasibility of implementation of DEA recommended investment package. Technically non-feasible energy saving measures shall be excluded from the further consideration in agreement and after approval by the PIU.
- Prepare technical design documentation with all associated textual (descriptions,

technical requirements and specifications), numerical (BoQ and priced BoQ) and graphical (drawings) fully in line with local legislation including energy efficiency in FBiH technical codes and good engineering practice for recommended and accepted energy saving measures (investments); as well as calculations on meeting the energy efficiency standards. As part of the technical design documentation, the Consultant is expected to also pay attention to the optimization of technical design documentation in accordance with financial costs of investments including inter alia: (i) optimization of window opening system (e.g. reduce the number of casements with opening handles where not practical); (ii) development of clear window specifications in terms of thermal performance; (iii) installation of local temperature control with thermostatic radiator valves, cleaning of radiators and/or other required improvements at radiators; and (iv) automatic central heating control system;

- The drawings will include the details that are usually produced in Federation of BH and will be issued at the scales required by the Federation of BH norms and standards. For technical requirements that will be linked to new equipment or equipment not included by the FBH standards, the Consultant shall follow the EN standards or other recognized international standards;
- The design (and technical part of the bidding documents) shall also take into account FBH regulations on environmental protection, any environmental management plans for public buildings and the Environment Management Plan provided by the Client (see Annex 3); the Consultant shall stipulate in the bidding documents the use of environmentally friendly materials, equipment and technologies;
- Prepare technical parts of bidding documents (including bills of quantities) for various procurement categories, i.e. works for reconstruction and/or building retrofit, supply and installation of equipment (including list of goods to be supplied and installed, and a cost estimate of goods and other related contractor services for installation). In the bidding document, a provision should be included that contractors shall provide training about operation and maintenance of new equipment and installations. The bidding documents shall be prepared in a format that meets the World Bank requirements (NCB procurement method) and Client requirements (template will be provided by the Client). In case of differences between local and the Bank procurement rules and requirements, the Bank one shall prevail (e.g. avoiding mentioning of manufacturer name, product brand name, etc.);
- Provide assistance to the Client in permitting process for obtaining all necessary conditions, approvals and permissions from local authorities with regards to technical design and works conducting including permission for construction up to the technical acceptance and use permit; this requires close coordination with canton/municipalities to prepare required technical documentation as well as active and continuous cooperation with the Consultant responsible for the Audit of technical design documentation during preparation of design documents and their audit;
- Prepare draft plan for execution of construction works in cooperation with administration of public buildings selected to accommodate their needs and work schedule;

The consultant shall also provide the assistance with evaluation of technical parts of submitted bids by construction companies, including the following:

- Assist the client, as required, with review of bidder's requests for clarifications, preparing draft answers and clarification on bidder requests during the bidding process for consideration and follow-up by the Client.

- Assist the Client, as required, with evaluation of technical parts of bids received under the tenders' procedures for which the technical design documentation were developed by the Consultant and in accordance with the qualification information, criteria and procedures stipulated in the bidding documents;
- Verify compliance of technical responsiveness of the bids with requirements set out in the bidding document, including deviations and missing information as well as issues concerning quality of goods, materials and technology proposed;
- Analyze responsiveness of the bids with the Norms and Standards specified in the bidding documents.

The object, for which development of Design is required, is mentioned in Annex 1.

## **Task 2. Works Supervision**

Consultant's service must be done in accordance with local law, energy efficiency regulations in FBiH, national standards and regulations. The works supervision ensures that the measures are implemented in accordance with the technical designs and specifications in satisfactory precision and quality and in accordance with the Client's requirements. This task covers duties and responsibilities of the Project Manager described in the general and particular conditions in the standard bidding documents for ICBs small works<sup>2</sup>. This includes inter/alia:

- Verify technical documentation developed by the works contractor(s) to determine whether there are any modifications suggested compared to the original technical and bidding documentation;
- Coordinate with the relevant stakeholders (the Client, building administration, canton/municipality, and, as applicable, the relevant line Ministry) and the civil works contractor(s) on the detailed works plan and schedule;
- Carry out the supervision of all works, and the supply and installation of goods, including quality control of materials, equipment and installations, and their compliance with the technical design requirements, regulation and environmental requirements (including the Environmental Management Plan/check list provided in Annex 3) in the Federation of Bosnia and Herzegovina; this also includes spot-checks pertaining to adequate registration/ licensing of workers employed on site;
- Visit the buildings once per week or more frequently if required by the Client and based on the needs and progress of works at each building. The Consultant will prepare a short report (Progress Report) after each visit on the work progress, including compliance with the work plan and technical documentation, the Environmental Management Plan, time schedule, quality assurance (including quality of works and materials/equipment delivered on the work site) and taking into account relevant standards and norms of the Federation of Bosnia and Herzegovina that could be affected by the energy efficiency works. Building visit reports will also include photographs providing a good view of the works progress, and highlight any issues or problems at the worksite.
- Sign regularly erection diaries and construction books and verify installed goods and materials as well as performed works;
- Verify payment certificates submitted by the Contractors, based on verified statement of works and contract requirements;

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<sup>2</sup> <http://siteresources.worldbank.org/INTPROCUREMENT/Resources/SBDsmworks-EN-Apr2015.pdf>

- Address problems that may occur, such as delays of delivery and installation, and bring issues to the Client's attention and recommend solutions to address the issues and avoid delays;
- Prepare requests to the Contractor, in coordination with the Client, to remedy all defects, to replace the non-adequate equipment and to install the goods in accordance with the technical requirements;
- Seek the Client's and the beneficiary's approval for any additional works required or modifications to be introduced prior to performance of such work; if agreed modifications were introduced by the Constructor with prior written approval of consultant, the client and the beneficiary, the consultant shall verify the final technical documentation, detailed technical design (after the work completion) and related cost estimates; the consultant should not approve any extended or additional works prior to obtaining a written approval of the Client;
- Be responsible for design revisions required as per site conditions during the implementation of the project in the minimum possible time;
- Obtain (if necessary) approvals of the relevant authorities to the modifications in detailed technical designs during contract implementation;
- Be responsible for (i) supervising the training provided by the works Contractor to the beneficiaries' maintenance staff (as included in the contract for equipment suppliers/works contractors), (ii) ensuring gathering attests, certificates and guarantee/warranty documentation from the contractor on the works and installed equipment, and providing the Client with the technical specification of the goods and equipment, the operation manuals and the maintenance protocols and schedules, and (iii) providing the Client with all necessary information on the newly installed equipment and materials;
- Organize and manage commissioning and testing of the works and site handover; this includes managing acceptance and commissioning procedures and verifying formal agreements on the successfully implemented works and their completion, managing any follow-up activities required for formal acceptance of the works (if there remain any deficiencies requiring repeated commissioning), ensuring adequate technical documentation of the accomplished works, verifying final commissioning of the work sites, and verifying final payments invoices, including report of the client on payment of retention.

The objects, for which the Works Supervision is required, are mentioned in Annex 1.

#### **4. Output/Deliverables and Time Schedule:**

The deliverables include the following documents for each building separately:

##### **Task 1:**

The deliverables include the following documents:

- Final technical documentation (including lay-out, drawings, detailed technical design, bill of quantities and cost estimate, calculations on energy efficiency standards) of retrofitting measures to be implemented in the building (including supply and installation goods, and implementation of works), in compliance with local norms and standards; the final documentation takes into account comments received from the Client and the Beneficiary and adequately addresses these. The technical documentation is expected to be submitted in local language in four (4)

hard copy and one (1) copy on CD ROM (MS Word, Excel, AutoCAD (.dwg) for drawings); Task shall be completed and submitted to the Client for final approval within 45 days starting from Contract signature.

- Technical part of bidding documents for selected building, as described in Task 1, arranged in procurement packaged and in a format that meets the World Bank and the local requirements (template will be provided by the Client). The technical part is expected to be provided in local language. Documents shall be submitted by email and in in one (1) copy on CD ROM (MS Word, Excel). Task shall be completed and submitted to the Client within 10 days starting from Client approval of proposed technical documentation.
- Reports on findings about feasibility for implementation of DEA recommended investment package, in MS Word format, with associated photo documentation, in local and English language, submitted via email; deadline is 7 calendar days from the first visit to the building;
- Draft answers to bidder's inquiries (in local language and per email) and technical (written) inputs on responsiveness of bids in accordance with criteria agreed with PIU and defined in Bidding Documents in a format to be agreed with the Client (local language). Written clarifications concerning the potential bidders' enquiries on the bidding documentation shall be submitted to the Client within three (3) days from receipt of such request. The report on compliance of bidders' proposals with the qualification requirements of bidding documentation shall be submitted to the Client within five (5) days from receipt of such proposals. Wherever any proposal is found to be technically non-responsive the report shall explain in details the reasons of such deviations.

## **Task 2:**

- Consultant's Detailed Works plan and Schedule; Revised plans, if any revision done;
- Progress Reports, on a two weeks basis including all the detailed mentioned above (local language);
- Verified interim and final payment certificates based on verified construction books (monthly);
- Environmental Check-List Report;
- Final acceptance and commissioning report for each building certifying the quality of the works, materials and equipment including final technical documentation after the work completion in compliance with local regulations;
- Other reports as relevant (e.g. final technical documentation in case of any modifications made as approved by the Client and relevant authorities during construction).

Progress Reports shall be submitted in one (1) copy on CD ROM (MS Word, Excel) in local language every fourteen (14) days.

Verified interim and final payment certificates in six (6) hard copies in local language and shall be submitted to the Client by 10<sup>th</sup> of every month

Environmental Check-List Report in one (1) hard copy and one (1) copy on CD ROM (MS Word, Excel) in local language and shall be submitted to the Client within fifteen (15) days after acceptance on the successfully implemented works;

Final acceptance and commissioning report in three (3) hard copies and one (1) copy

on CD ROM (MS Word, Excel) in local language.

## **5. Duration**

- Task 1: 45 days
- Task 2: The perceived Works duration is:

Works for Konjic: 3 months (supervision services 4 months, 15 days before/after the Works) – expected period: September – December 2019

## **6. Qualification requirements and basis for evaluation**

The Consultant should be a qualified firm or joint venture of firms (up to 3 companies for a joint venture) that have demonstrated experience in preparing technical documentation for energy efficiency measures in large public, commercial and residential multi apartment buildings, and supervision of works (of several sites at the same time). The firm must propose a team capable of successfully carrying out all aspects of the ToR with in-depth experience in executing similar consultancies. The Consultant shall demonstrate his capability to mobilize enough skilled staff for carrying out the project activities within the allocated timeframe and include all necessary engineering specialists as part of the proposal by including in the technical proposal the Curriculum Vitae of the proposed key staff, including educational background, relevant working experience in similar projects, and by confirming their availability during the period of the contract.

Interested consultants must provide information indicating that they are qualified to perform the services by fulfilling following requirements:

- Company information: name, registration, address, telephone number, facsimile number, year of establishment, contact person for the project, fields of expertise;
- Confirmation on no obligations relating to the payment of direct and indirect taxes in accordance with the relevant laws of Bosnia and Herzegovina (may not be older than three (3) months) or with the relevant law of the country from the EOI submitter
- Hold a license from Federation Ministry of Physical Planning for Design or if not available will be obtained within 30 days as condition to sign the contract. Such consultant shall provide a confirmation along with the EOI that he will secure the license in case he is selected to submit technical/ financial proposals
- Licence for the protection, conservation, presentation and rehabilitation of national monuments issued by the Federal Ministry of Physical Planning or if not available will be obtained within 30 days as condition to sign the contract. Such consultant shall provide a confirmation along with the EOI that he will secure the license in case he is selected to submit technical/ financial proposals;
- Details of experience for minimum three (3) similar assignments undertaken in last five (5) years for Task 1 and minimum three (3) similar assignments undertaken in last five (5) years for Task 2, including value of consulting services and value of works, location, name of the Client, type of services provided, contract period of execution;

- Curricula Vitae (short version, specifying experience in similar assignments, eight (8) CVs of key personnel from various professions requested under such services) of key staff who will be working on the assignment(s) with minimum:
  - Team Leader, responsible for managing/overseeing the entire consultancy contract implementation; University degree (Master's equivalent) in architecture, mechanical, electric or civil construction engineering or related field; minimum seven (7) years of experience in relevant field, including project management of similar assignments;
  - Responsible key staff for managing/coordinating supervision of civil works; university degree (Master's equivalent) in architecture or civil engineering and at least seven (7) years of work experience in relevant field;
  - At least two (2) graduate architect and/or civil engineers with competency exam passed and at least five (5) years of work experience in relevant field;
  - At least one (1) additional graduate architect and/or civil engineers;
  - At least one (1) graduate mechanical engineer with competency exam passed and at least five (5) years of work experience in relevant field;
  - At least one (1) additional graduate electrical engineer with at least five (5) years of work experience in relevant field;
  - For the purpose of carrying out conservation, conservation, presentation and rehabilitation of national monuments- at least one (1) archaeologist or art historian, who have ten (10) years of work experience in the protection, conservation, presentation and rehabilitation of national monuments, or participation in the design of at least three or similar projects.
  - One (1) administrative assistant (support personnel, not needed CV).

## **ANNEXES**

Annex 1 – Draft List of selected public buildings

Annex 2 – Detailed Energy audits for selected public buildings

Annex 3 - Environmental Management Plan/check list

### Annex 1 – Draft List of selected public building

*This annex includes the draft list of selected public building and might be a subject to change.*

No	Building Name	Canton	Location	Selected scenario (ENG)	Heated area (m2)	Total investment estimation (BAM with VAT)
1.	Narodni univerzitet Konjic/Društveni dom u Konjicu	HNK	Varda 1, Konjic	SCENARIJ IV (S4): (M1)-Replacement of the facade openings; (M2)- The thermal insulation of external walls; (M3)- Thermal insulation of the ceiling; below the slanting roof; (M5)-Partial replacement of the lighting	3578	639.297,00

## **Annex 2 – Detailed Energy audits for selected public buildings**

### **Annex 3 - Environmental Management Plan/check list**

#### General part

The Contractor is obliged during the works to follow relevant laws and regulations relevant to the scope of the works, which apply at the level of the Municipality, the Canton and the Federation of Bosnia and Herzegovina, relating to physical planning and construction, environmental protection and health and safety at work.

The table above refers to environmental protection measures from potential impacts during different stages of project development. The Contractor is required to always comply with the provisions of this Environmental Management Plan, and the Project Manager (professional supervision) and / or members of the Project Implementation Unit should properly monitor the implementation of the proposed measures.