

Procurement Notice

(Single-Stage, One-Envelope Bidding Process)

Request for Bids (RFB)

Small Works

Country: **Republic of Armenia**

Name of Project: **Yerevan Energy Efficiency Project II (YEPP-II)**

Package Title: **“Seismic upgrades, energy efficiency improvements and reconstruction of Kindergartens Nos. 17, 39, 46, 72, 93, 133 & 64” (comprising 7 Lots)**

Funding source: **European Investment Bank (EIB) and Neighbourhood Investment Platform, a financing instrument of the European Union**

EIB Loan No.: 90.016

RFB Reference No.: YEPP-II/ICB/CW-25/001

This Request for Bids (RFB) follows the General Procurement Notice for this Project, which was published on **May 5, 2023**.

1. The **Republic of Armenia** (“Borrower”) has received financing from the **European Investment Bank (“EIB”) and Neighbourhood Investment Platform** (a financing instrument of the *European Union*) toward the cost of the **“Yerevan Energy Efficiency II Project” (YEPP-II)**, and intends to apply part of the proceeds toward payments under the contracts for:

- Lot 1: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.17” (Ref#YEPP-II/ICB/CW-25/001-1);**
- Lot 2: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.39” (Ref#YEPP-II/ICB/CW-25/001-2);**
- Lot 3: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.46” (Ref#YEPP-II/ICB/CW-25/001-3);**
- Lot 4: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.72” (Ref#YEPP-II/ICB/CW-25/001-4);**
- Lot 5: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.93” (Ref#YEPP-II/ICB/CW-25/001-5);**
- Lot 6: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No.133” (Ref#YEPP-II/ICB/CW-25/001-6); and**
- Lot 7: “Seismic upgrades, energy efficiency improvements and reconstruction of Kindergarten No. 64” (Ref# Ref#YEPP-II/ICB/CW-25/001-7).**

These contracts will be jointly financed by the European Investment Bank (EIB) and Government of the Republic of Armenia. Bidding process will be governed by the European Investment Bank (EIB) according to Bank’s rules and procedures (*“Guide to Procurement for projects financed by the EIB”, March 2024*)¹.

2. The **“Yerevan Municipality” (“Employer”)** through **“Investing Projects Implementation Unit Building up of Yerevan” Community Non-Commercial Organization (“IPIU Building up of Yerevan” CNCO, the Procuring/Executing Agency of the “Employer”)** of Yerevan Municipality now invites sealed Bids from eligible Bidders for implementation of **construction works, heating and ventilation, internal cold and hot water supply, internal water supply networks and rainwater drainage networks, power supply works, fire alarm networks and other works (as per BOQs).**

¹ The latest version of EIB’s Guide to Procurement shall be used and can be downloaded at EIB website. The link to the currently valid version is: <https://www.eib.org/en/publications/20240132-guide-to-procurement-for-projects-financed-by-the-eib>

The construction sites are located at:

- Lot 1: Tigran Metsi Ave., 36a Building (Kentron administrative district), Yerevan, Armenia;**
- Lot 2: Margaryan Street, 18a Building (Ajapnyak administrative district), Yerevan, Armenia;**
- Lot 3: 15th District, Bashinjaghyan Street 1st Lane, 9 Building (Ajapnyak administrative district), Yerevan, Armenia;**
- Lot 4: Khaghagh Doni Street, 21 Building (Erebuni administrative district), Yerevan, Armenia;**
- Lot 5: Raffu Street, 69 Building (Malatia-Sebatia administrative district), Yerevan, Armenia;**
- Lot 6: Maisi Inni Street, 26 Building (Shengavit administrative district), Yerevan, Armenia; and**
- Lot 7: Avanesovi Street Lane, 12 Building (Erebuni administrative district), Yerevan, Armenia.**

The duration of construction works for each lot is:

- Lot 1: seventeen (17) months from the commencement of works;**
- Lot 2: twenty (20) months from the commencement of works;**
- Lot 3: twenty (20) months from the commencement of works;**
- Lot 4: seventeen (17) months from the commencement of works;**
- Lot 5: twenty-four (24) months from the commencement of works;**
- Lot 6: twenty-four (24) months from the commencement of works;**
- Lot 7: twenty (20) months from the commencement of works.**

Qualifications requirements include (but not limited to*):

-Minimum average annual construction turnover, calculated as total certified payments received for contracts in progress and/or completed within the last **five (5) years (2020-2024)**, divided by **five (5)** is:

- Lot 1: AMD 838,000,000 (or its equivalent in EUR or USD);**
- Lot 2: AMD 754,000,000 (or its equivalent in EUR or USD);**
- Lot 3: AMD 742,000,000 (or its equivalent in EUR or USD);**
- Lot 4: AMD 673,000,000 (or its equivalent in EUR or USD);**
- Lot 5: AMD 661,000,000 (or its equivalent in EUR or USD);**
- Lot 6: AMD 577,000,000 (or its equivalent in EUR or USD);**
- Lot 7: AMD 685,000,000 (or its equivalent in EUR or USD).**

-The Bidder shall demonstrate that it has access to, or has available, liquid assets, unencumbered real assets, lines of credit, and other financial means (independent of any contractual advance payment) sufficient to meet the construction cash flow requirements estimated as:

- Lot 1: AMD 186,000,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**
- Lot 2: AMD 140,000,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**
- Lot 3: AMD 137,400,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**
- Lot 4: AMD 149,500,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**
- Lot 5: AMD 110,000,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**
- Lot 6: AMD 96,000,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments;**

Lot 7: AMD 127,000,000.00 (or its equivalent in EUR or USD) net of the Bidder's other commitments.

- A minimum number of **similar** (capital construction in residential/public/industrial sectors) contracts specified below that have been satisfactorily and substantially completed as a Prime Contractor, Joint Venture member, Management Contractor or Sub-contractor between **1st January 2020** and bid submission deadline are:

Lot 1: one (1) contract with minimum value of AMD 633,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 443,100,000.00 (or its equivalent in EUR or USD);

Lot 2: one (1) contract with minimum value of AMD 559,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 391,300,000.00 (or its equivalent in EUR or USD);

Lot 3: one (1) contract with minimum value of AMD 550,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 385,000,000.00 (or its equivalent in EUR or USD);

Lot 4: one (1) contract with minimum value of AMD 509,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 356,300,000.00 (or its equivalent in EUR or USD);

Lot 5: one (1) contract with minimum value of AMD 529,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 370,300,000.00 (or its equivalent in EUR or USD);

Lot 6: one (1) contract with minimum value of AMD 462,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 323,400,000.00 (or its equivalent in EUR or USD);

Lot 7: one (1) contract with minimum value of AMD 508,000,000.00 (or its equivalent in EUR or USD) OR two (2) contracts* each with minimum value of AMD 355,600,000.00 (or its equivalent in EUR or USD).

Note: *the time interval between two (2) contracts should be no more than three (3) years.

-For the above and any other contracts substantially completed as Prime Contractor, Joint venture member, or Sub-contractor between **1st January 2020** and Bid submission deadline, a minimum experience in the following key activities successfully completed for **each lot**:

- Thermal insulation of buildings ^(*): at least 2,000m² (in any year within the period indicated above).

(*)Note: *The required key activity may be demonstrated in one or a combination of up to three (3) contracts, provided that they were executed during the same time period, i.e., in any one year between 1st January 2020 and Bid submission deadline).*

Bidders have the option to Bid for any one or more lots (contracts). Bids will be evaluated lot-wise. The contract(s) will be awarded to the Bidder or Bidders offering the lowest evaluated cost to the Employer for any one or more lots, subject to the selected Bidder(s) meeting the required qualification criteria for lot or combination of lots as the case may be (for example, to qualify for two lots, Bidders must satisfy the combined requisites for both lots. Similarly, for three and more lots, Bidders must meet the cumulative requirements for all respective lots).

A margin of preference for eligible national contractors/joint ventures **shall not** be applied.

**More details for qualification requirements are provided in the Bidding Document (Section III. Evaluation and Qualification Criteria).*

3. Bidding will be conducted through **International competitive bidding (ICB)** procedures as specified in the EIB's "Guide to Procurement" [*Guide to Procurement for projects financed by the EIB*", March 2024] and it is open to all Bidders from all countries, eligible to tender for works, goods and services contracts, except Bidders included in EIB's list of debarred firms. In addition, please refer to paragraph 1.5 setting forth the Bank's policy on conflict of interest.
4. Interested eligible Bidders may obtain further information from Employer's office during office hours **10:00 to 17:00** at the address given below (**Mr.Martin Charyan – Procurement Specialist of “Investing Projects Implementation Unit Building up of Yerevan” Community Non-Commercial Organization; (+374 11) 51-50-07 (reception); email: martin.charyan@yerevan.am copy to: meri.hayrapetyan@yerevan.am**).
5. A complete set of the Bidding Documents (**only in electronic format**) in **English** may be obtained by interested eligible bidders **free of charge** upon the submission of a written application^(*) to the address below requesting the Bidding Documents for **“Seismic upgrades, energy efficiency improvements and reconstruction of Kindergartens Nos. 17, 39, 46, 72, 93, 133 & 64” (comprising 7 Lots), Ref# YEPP-II/ICB/CW–25/001** (the complete set of the Bidding Documents will be delivered to the interested bidders via file transfer system). **The language of tender is English.**

In addition, the Bidding Documents—excluding the Technical Specifications, which are available in English only—have been translated into **Armenian**. Upon request by an interested Bidder, the Employer shall provide the Armenian version of the Bidding Documents. In the event of any discrepancy between the English and Armenian versions, the **English version will prevail**.

6. Bids must be delivered to the address below on or before **November 18, 2025 at 15:00 (Yerevan time)**. Electronic Bidding **will not** be permitted. Late Bids will be rejected. Bids will be publicly opened in the presence of the Bidders' designated representatives and anyone who chooses to attend, at the address specified in **Section II - Bid Data Sheet (BDS), Sub-clause ITB 25.1** of the Bidding Documents, on **November 18, 2025 at 15:10 (Yerevan time)**.
7. All Bids must be accompanied by a **Bid-Securing Declaration** as indicated in Sub-clause ITB 19.1 “Instructions to Bidders” of the Bidding Documents.
8. Attention is drawn to the Procurement Guidelines requiring the Borrower/Employer to disclose information on the successful bidder's beneficial ownership, as part of the Contract Award Notice, using the Beneficial Ownership Disclosure Form as included in the Bidding Documents.
9. The Bidder shall bear all costs associated with the preparation and submission of its Bid, and the Employer shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the Bidding process.

10. The address referred to above is:

“Investing Projects Implementation Unit Building up of Yerevan” CNCO

Attn.: Mr. Martin Charyan - Procurement Specialist

Address: 1/3 Buzand Street, Yerevan 0010, Armenia

Floor/room: 6st floor; room#618

Telephone: (+374 11) 51-40-05 (ext. 5023); (+374 11) 51-50-07 (reception)

***E-mail (for written application): martin.charyan@yerevan.am**

Copies to: meri.hayrapetyan@yerevan.am; narek.melkumyan@yerevan.am