

DATE: 21 June 2024

**REQUEST FOR PROPOSAL: No. UKRKI/RFP/2024-003
FOR THE ESTABLISHMENT OF A FRAME AGREEMENT(S) FOR THE REPAIR AND
RECONSTRUCTION SERVICE OF COMMON AREAS IN MULTY-STOREY RESIDENTIAL
BUILDINGS, INCLUDING CONSTRUCTION MATERIALS, IN TEN (10) LOTS (OBLASTS)**

CLOSING DATE AND TIME: 29 July 2024 – 23:59 HRS Kyiv time

INTRODUCTION TO UNHCR

The Office of the United Nations High Commissioner for Refugees was established on December 14, 1950, by the United Nations General Assembly. The agency is mandated to lead and co-ordinate international action to protect refugees and resolve refugee problems worldwide. Its primary purpose is to safeguard the rights and well-being of refugees. It also has a mandate to help stateless people.

In more than seven decades, the agency has helped tens of millions of people restart their lives. Today, a staff of some 17,000 people in more than 135 countries continues to help about 79.5 million persons. To help and protect some of the world's most vulnerable people in so many places and types of environment, UNHCR must purchase goods and services worldwide. For further information on UNHCR, its mandate and operations please see <http://www.unhcr.org>.

UNHCR ACTIVITIES IN UKRAINE

Since the start of the armed conflict in Ukraine, approximately 7.1 million Ukrainians have been internally displaced, while the number of refugees fleeing into neighboring countries has reached a staggering 5.2 million. UNHCR intends to rebuild houses in Kyiv Oblast and elsewhere, as well as to repair damaged houses.

This tender refers to UNHCR's ongoing humanitarian assistance in support of the conflict affected population who have been displaced in various locations within Ukraine.

1. REQUIREMENTS

The Office of the United Nations High Commissioner for Refugees (UNHCR), Representation in Ukraine (referred to hereinafter as UNHCR), invites qualified companies which are registered with the Government of Ukraine to make a firm proposal for the provision of Repair and Reconstruction service of common areas in multi-storey residential buildings including construction materials, in ten (10) LOTS in total (hereinafter referred to as "Construction Services").

UNHCR will conduct an evaluation on a per LOT basis. Interested Bidders may bid for any LOT(s) or for all ten (10) LOTS. Please note a partial offer for any LOT will not be accepted.

The ten (10) LOTS are as follows:

- Lot 1: Kharkiv city and Kharkivska oblast
- Lot 2: Dnipro city and Dnipropetrovska oblast
- Lot 3: Zaporizhzhia city and Zaporizka oblast

- Lot 4: Kherson city and Khersonska oblast
- Lot 5: Mykolaiv city and Mykolaivska oblast
- Lot 6: Odesa city and Odeska oblast
- Lot 7: Khmelnytskyi city and Khmelnytska oblast
- Lot 8: Sumy city and Sumska oblast
- Lot 9: Cherhihiv city and Chernihivska oblast
- Lot 10: Kyiv city and Kyivska oblast

(*) IMPORTANT: UNHCR may award multiple Frame Agreements as a result of this RFP, up to two (2) contracts for each LOT, and conduct Secondary Bidding throughout the FA validity period. Submitted Unit prices will be considered as CAP rates through the contract validity period for awarded bidders¹. Quotes submitted to secondary bidding must remain equivalent or below the Unit Prices (CAP rates) submitted in the financial offer form. The secondary bidding process will clearly specify whether the shortest delivery time or lowest cost will be considered for order award.

UNHCR may award Frame Agreement(s) with an initial duration of two (2) years, potentially extendable for a further period of one (1) year (in total 2+1 = 3 years). The successful bidders will be requested to maintain their quoted prices for the entire duration of the Frame Agreement(s). However, due to the global inflation, for every year of the Frame Agreement, the rates quoted by the awarded bidder(s) in the Frame Agreement(s) can be indexed with the official inflation rate (in %) of the currency proposed for the subsequent contract year. Any adjustments to the rates are subject to prior written confirmation from UNHCR

The estimated volume of requirements of UNHCR attributed to each of the corresponding LOTs are contained in Annex B.

Please note that the quantities have been stated in order to enable bidders to have an indication of the projected requirements. This does not represent a commitment that UNHCR will purchase a minimum quantity of the works. Quantities may vary and will depend on the actual requirements and funds available regulated by issuance of individual Purchase Orders against the Frame Agreement.

IMPORTANT: Terms of Reference (ToR), Specifications for Services and Materials, as well as Bill of Quantities (BOQ) are detailed in Annexes A, Annex A1 and B of this document respectively.

It is strongly recommended that this Request for Proposal and its annexes be read thoroughly. Failure to observe the procedures laid out herein may result in disqualification from the evaluation process.

Sub-Contracting: Please take careful note of article 7 of the attached General Terms and Conditions (Annex E).

Note: this document is not to be construed in any way as an offer to contract with your firm.

2. BIDDING INFORMATION:

2.1. RFP DOCUMENTS

The following annexes form integral part of this Request for Proposal:

- Annex A: Terms of Reference (ToR)
- Annex A1: Specifications of services and materials
- Annex B: Financial Proposal Form (BOQ) for all ten (10) LOTs.
- Annex C: Technical Evaluation Methodology and Bid Submission Checklist
- Annex C1: Number of Construction Workers Template

¹ with consideration of the annual indexation indicated in the subsequent paragraph

- Annex C2: Example Scope of Works
- Annex D: Vendor Registration Form.
- Annex E: UNHCR General Conditions of Contract for Civil Works.
- Annex F: Documentation procedures on tax reporting (for companies with VAT payer status).
- Annex G: Supplier's Code of Conduct.

2.2 **ACKNOWLEDGMENT**

You are requested to inform us of the receipt of this RFP by return e-mail to ukrkipro@unhcr.org as to:

- Your confirmation of receipt of this Request for Proposal No. **UKRKI/RFP/2024-003**
- Whether or not you will be submitting a bid

IMPORTANT:

Failure to send the above-requested information may result in the disqualification of your proposal from further evaluation.

2.3 **REQUESTS FOR CLARIFICATION**

Bidders are required to submit any request for clarification or any question in respect of this RFP by e-mail to ukrkipro@unhcr.org with the Subject reading: *Inquiry: RFP No. UKRKI/RFP/2024-003*. **The deadline for receipt of written inquiries/questions is 17:00 hours Ukraine time on 15 July 2024.** Bidders are requested to keep all questions concise.

UNHCR will compile the questions received and will reply via email to all the bidders that previously expressed their interest in the subject tender, as well as will publish the answers on UNHCR Ukraine and Zakupki webpages.

Bidders should use extreme vigilance to ensure that their proposal is submitted on time. UNHCR will not be responsible for, and will not take into consideration, any bids that are late due to a server failure or power outage, either locally or globally.

IMPORTANT:

Please note that Bid Submissions are **not** to be sent to the e-mail address above.

PRE-BID CONFERENCE

An online supplier pre-bid conference will be arranged on MS Teams on **04 July 2024** between **10:00 hrs and 12:00 hrs**. A maximum of two representatives per company are allowed. Names and contact details of the company's representatives must be provided in writing latest by **03 July 2024 13:00 Ukraine time by e-mail to: ukrkipro@unhcr.org**

Changes in participating staff need to be shared in advance, otherwise, they will not be able to participate.

Participation in the pre-bid conference shall be at the bidders' own expenses. There will be no reimbursement from UNHCR. UNHCR will share the link with interested bidders to attend the meeting on Microsoft Teams.

Participation in the pre-bid conference is **STRONGLY RECOMMENDED** given the complexity of the requirements. After the event, a Questions & Answers document will be prepared and distributed among all interested bidders to reiterate responses to the voiced question as well as to respond to the queries which could not be answered during the event.

2.4 **YOUR PROPOSAL**

IMPORTANT:

Cancellation of Solicitation: UNHCR reserves the right to cancel a Solicitation at any stage of the procurement process prior to final notice of award of a contract.

Your proposal shall be prepared in English or Ukrainian languages.

Please submit your proposal using the Annexes provided. Proposals not conforming to the requested formats may not be taken into consideration.

IMPORTANT:

Inclusion of copies of your proposal with any correspondence sent directly to the attention of the responsible buyer or any other UNHCR staff other than the submission e-mail address will result in disqualification of the proposal.

Please send your proposal directly to the address provided in the “Submission of Bid” section 2.6) of this RFP.

Your proposal shall comprise the following two sets of documents:

- Technical proposal
- Financial proposal

2.4.1 **Content of the TECHNICAL PROPOSAL**

IMPORTANT:

No pricing information (i.e., no price offer) should be included in the Technical Proposal. Failure to comply may risk disqualification. The technical proposal should contain all information required.

The Terms of Reference (TOR) of the works requested by UNHCR, the Specifications for Services and Materials and the Bill of Quantities (BOQ) can be found respectively in **Annex A, Annex A1 and Annex B** attached hereto.

Bidders are to submit a separate technical and financial offer for each LOT. In each submitted file/zip folder, the LOT number (i.e., LOT 1 or LOT 2 or LOT 3 or LOT 4 or LOT 5 or Lot 6 or LOT 7 or LOT 8 or LOT 9 or LOT 10) shall be clearly specified in the name of the file/zip folder.

Your Technical Offer should be concisely presented and structured in the following order to include, but not necessarily be limited to the following information:

- **Description of the company and the company’s qualifications.**

A description of your company with the following documents: company profile, registration certificate and income statements and balance sheets as well as indicating turnover of company:

- Year founded;
- If multi location company, specify headquarters location;
- Number of similar and successfully completed projects;
- Number of similar projects currently underway;
- Total number of clients.
- Company Licenses

- Company registration form indicating the classification of economic activities of your company.
- Describe the company profile presenting the background, structure, organigram, and any other relevant information

Include any information that will facilitate our evaluation of your company's substantive reliability, financial and managerial capacity to provide the contracted works.

▪ **Understanding of the requirements for the works, proposed approach, solutions, methodology and outputs.**

Any comments or suggestions on the TOR and the specifications of the materials, as well as your detailed description of the manner in which your company would respond to the requirements:

- A description of your organization's capacity to provide the works;
- A description of your organization's experience in rendering these works;
- Compliance with the requirements stated in Annexes A, Annex A1 and B (TOR, Service and Material Specifications and BOQ).

▪ **Proposed personnel to carry out the assignment.**

The composition of the team you propose to provide.

- Curriculum Vitae of core staff (Project Manager and Site Manager) as per **Annex C**.
- List of construction workers proposed for the project as per **Annex C and Annex C1**.

▪ **Vendor Registration Form.**

If your company is not already registered with UNHCR, you should complete, sign and submit with your technical proposal the Vendor Registration Form (**Annex D**).

▪ **UNHCR General Conditions of Contract for Civil Works.**

Your Technical Offer should contain your acknowledgement of the UNHCR General Conditions of Contract for Civil Works by signing **Annex E**.

▪ **Company Past Experience and Performance.**

Proven record of having successfully provided similar repair/building services: Copies of contracts for similar requirements, reference letters from clients. Number and description of similar construction projects that have been satisfactorily completed within the last 3 years within the oblast indicated in the respective Lot. "Similar" is taken to mean any repair or construction works, including but not limited, to multistorey apartment buildings, municipality buildings, hospitals, schools. To qualify, the contract must have a value in excess of \$50,000.

▪ **Experience and qualifications of the proposed personnel.**

Bidders must be able to provide adequately skilled people to assume the responsibilities and perform the full range of tasks included in the **Terms of Reference (TOR)** contained in **Annex A** and the **BOQ** contained in **Annex B**.

▪ **Understanding of the requirements for services, proposed approach, solutions and methodology.**

1. Attach construction schedule example documents from a previous project implemented by your company to demonstrate your company will ensure appropriate implementation modality. The schedule should be for one of the contracts you shared to demonstrate your company's Past Experience and Performance.

2. Imaginary project – "Example Scope of Works": Bidders shall use **Annex C2** as a project example to develop an imaginary project management plan as per Annex C2, for 3 sites in parallel, including inter alia the below elements:

- (1) A timeline for the project, including milestones
- (2) Staffing plan
- (3) Transportation plan
- (4) Equipment list

▪ **Insurance of Works.**

The awarded company shall be required to comply with all national safety standards upon signing the contract. Staff assigned to the contract must be ensured in accordance with the local legislation.

▪ **UN Supplier's Code of Conduct.**

Your technical offer should contain your acknowledgement of the UN Supplier's code of conduct by signing **Annex G**.

▪ **Key Financial data.**

The bidder shall demonstrate it has the financial capacity to perform the repairs on the expected scale as per the tender requirements. Submission of Balance Sheets for 2021, 2022 and 2023, also clearly indicating the 1) current assets, 2) current liabilities and the 3) turnover of the company during these years (2021 and 2022, and 2023).

2.4.2 Content of the FINANCIAL PROPOSAL

Your separate **Financial Offer** must contain an overall proposal in US Dollars.

However, all Purchase Orders will be issued, and all payments will be made in hryvnya (UAH) at the United Nations rate of exchange in effect on the date the Purchase Order was issued by UNHCR.

The United Nations rate of exchange can be found here:
<https://treasury.un.org/operationalrates/OperationalRates.php>.

The financial offer must cover all the services and construction materials to be provided (price "all inclusive").

The financial offer is to be made using **Annex B** (the BOQ) for each LOT. Bids that have a different price structure may not be accepted. **The financial offer should be provided in both PDF and Excel format.** Failure to comply will lead to disqualification.

The quoted prices must remain unchanged for the duration of the Frame Agreement (2+1 years).

UNHCR is exempt from all direct taxes and customs duties. In this regard, price has to be given without VAT. However, if you are a VAT payer in Ukraine, you are requested to indicate clearly and separately the VAT rate in your financial offer, as per Annex B.

You are requested to hold your proposal valid for one hundred and twenty (120) calendar days from the deadline for submission. UNHCR will make its best effort to select a company within this period. UNHCR's standard payment terms are within 30 calendar days after satisfactory implementation of the projects and receipt of documents in order.

UNHCR may further discuss the payment terms with the awarded contractor(s), notably to discuss the modality of a milestone-based payment plan, with a maximum periodicity of one (1) invoice per month and a minimum milestone of one (1) invoice for every 20% of the total works completed.

The cost of preparing a bid and of negotiating a contract, including any related travel, is not reimbursable nor can it be included as a direct cost of the assignment. Any activity undertaken or expenses incurred in preparation of a contract before an actual contract is signed shall be borne by the Bidder. An advance notice or information of award is not to be considered as a contract.

UNHCR will not provide any advance payments or payments by letter of credit.

The standard payment terms are by bank transfer net thirty (30) days after acceptance of contractor's invoice and acceptance by UNHCR of the works.

2.5 BID EVALUATION:

Each proposal from a bidder will be considered separately and independently. Bidders shall submit a complete proposal for each solicitation in which they wish to participate. References to previous or on-going proposals will not be considered. Award of a previous contract with UNHCR will not be considered in itself as a preference or guarantee for the award of future solicitations. Contract will be awarded to the vendor scoring highest on the overall combined technical and financial scores.

2.5.1 Supplier Registration:

The qualified supplier(s) will be added to the Vendor Database after validation of suitability based on the submitted Vendor Registration Form and supporting documents. The validation involves consideration of several factors such as:

- Financial standing;
- Core business;
- Track record;
- Contract capacity.

Failure to provide the above-mentioned documentation might lead to disqualification.

2.5.2 Technical and Financial evaluation:

For the award of this project, UNHCR has established two-stage evaluation criteria which govern the selection of proposals received. The evaluation of proposals will be done on a technical and financial basis according to a point scoring system. The final proposal points are the sum of the technical and financial points. The percentage assigned to each component is determined in advance as follows:

The **Technical proposal** will be evaluated using inter alia the following criteria and percentage distribution: **70%** from the total score:

#	MANDATORY PRE-QUALIFICATION CRITERIA	Pass/Fail
1.1	Extract from the Unified State Register of Legal Entities, Individual Entrepreneurs and Public Organizations with a date of establishment of a legal entity, min 3 years before the tender deadline. An extract from the register must confirm that at least one KVED (classification of economic activities) code of the enterprise begins with the number 41, 42 or 43.	
1.2	Document(s) of the company registration status with the tax services in Ukraine (i.e. general tax conditions, unified tax payer, VAT).	
1.3	Acceptance of UNHCR Conditions of Contract for Civil Works (signed/stamped Annex E).	
1.4	Acceptance of UN Supplier Code of Conduct (Annex G).	
1.5	Acceptance of UNHCR payment terms as detailed in Annex E and Annex A, as well as in the RFP cover letter.	

1.6	Availability of duly completed Annex D - Vendor Registration Form.	
1.7	Availability of signed and stamped Annex A and A1 - Terms of Reference and Specifications for services and materials	

Only bidders scoring 'Pass' on all above seven (7) Pre-Qualification Criteria will be further considered, as per the below technical scoring mechanism (further detailed in Annex C):

#	TECHNICAL EVALUATION CRITERIA POINTS	Maximum Score
2	Company's capacity and proven experience in similar fields	250
3	Company's personnel - qualified engineers and technical support staff	170
4	Financial capacity	100
5	Methodology, approach and workplan, reporting	180

The cut-off points for submissions to be considered as technically compliant **will be a minimum of 420 points out of the maximum 700 points available. After the evaluation, this will be converted out of 70% allocated to the technical proposal.**

IMPORTANT:

All suppliers must have bank account capable of receiving Ukrainian Hryvna (UAH), and must have legal entity registered in compliance with the applicable legal framework of the state. Failure to provide evidence of the above two criteria may result in disqualification of your proposal from further evaluation.

A financial proposal will only be considered if the technical part of the supplier's proposal passed a minimum of 420 points out of 700 points allocated to technical proposal, is accepted by UNHCR as complying with the technical requirements listed in RFP documentation.

The **Financial Proposal** will use the following percentage distribution: **30%** from the total score.

The maximum number of points will be allotted to the lowest price proposal that is opened and compared among those technically compliant firms. All other price offers will receive points in inverse proportion to the lowest price, e.g., $[\text{lowest Price Component}] \times [100] / [\text{total price component}] * 30\%] = \text{points for other supplier's Price Component}$.

The financial component will be evaluated only for those suppliers that pass the technical evaluation.

The award will be made to the most responsive bidder, reaching the highest overall (technical + financial) score.

Clarifications of Proposals:

To assist in the examination, evaluation, and comparison of proposals UNHCR may at its discretion ask the bidder for clarification about the content of the proposal. The request for clarification and the response shall be in writing and no change in price or substance of the proposal shall be sought, offered, or accepted. All such queries with the vendors will be made by the Procurement Function.

2.6 SUBMISSION OF BID:

Bids should be submitted by e-mail and all attachments should be in PDF format. (copies of the PDF format documents may, as an addition, be included in Excel or other formats).

Any document submitted through Google drive, or on any file sharing platform, or file exchange service will not be considered. Only file attachments to bid submission emails will be considered.

!!! Bids must be sent by e-mail ONLY to: UNHCR-UKR-tendercommittee@unhcr.org !!!

IMPORTANT:

The technical proposal and financial proposal are to be **sent in separate emails**. Failure to do so will result in disqualification.

Deadline for submission of proposals: 29 July 2024 – 23:59 HRS Kyiv time

IMPORTANT:

Any bid received after this date or sent to another UNHCR address will be rejected.

Any proposal submitted through Google drive, or any other file sharing platform, will be rejected.

UNHCR may, at its discretion, extend the deadline for the submission of bids, by notifying all prospective bidders simultaneously.

It is your responsibility to verify that all e-mails have been received properly before the deadline. Please be aware of the fact that the e-mail policy employed by UNHCR limits the size of attachments to a maximum of **15 Mb** so it may be necessary to send more than one e-mail for the whole submission.

Please indicate in e-mail subject field:

- Bid Reference: **UKRKI/RFP/2024-003**
- Name of your firm with the title of the attachment
- Number of e-mails that are sent (example: 1/3, 2/3, 3/4).
- Whether it is part of the technical and financial bid
- The LOT number (Lot 1 or Lot 2 or Lot 3 or Lot 4 or Lot 5 or Lot 6 or Lot 7 or Lot 8 or Lot 9 or Lot 10)

For example:

UKRKI/RFP/2024-003 Company ABC – Lot 1 - Technical (email 1 of 3)

UKRKI/RFP/2024-003 Company ABC – Lot 1 - Financial (email 2 of 2)

Bidders are to submit a separate file or zip folder (in case of several files) for each of the fifteen (15) technical assessment criteria from 1.1 to 5.2 as per Annex C, naming all files as per the serial number of the assessment criterion.

E.g., bidder is bidding for LOT 1, assessment criterion 1.2: "*Document(s) of the company registration status with the tax services in Ukraine (i.e. general tax conditions, unified tax payer, VAT)*", bidder is to submit a zip folder named "LOT 1, 1.2", with the submitted pdf files for each official tax registration document, etc.

UNHCR will not be responsible for locating or securing any information that is not identified in the bid. Accordingly, to ensure that sufficient information is available, the bidder shall furnish, as part of the bid, any descriptive material such as extracts, descriptions, and other necessary information it deems would enhance the comprehension of its proposal.

2.7 BID ACCEPTANCE:

UNHCR reserves the right to accept the whole or part of your bid or allow split or partial awards on this project.

UNHCR may at its discretion increase or decrease the proposed content when awarding the contract and would not expect a significant variation of the rate submitted. Any such increase or decrease in the contract duration would be negotiated with the successful bidder as part of the finalization of the Purchase Orders for Services.

UNHCR may, at its discretion, extend the deadline for the submission of bids, by notifying all prospective suppliers in writing. The extension of the deadline may accompany a modification of the solicitation documents prepared by UNHCR at its own initiative or in response to a clarification requested by a prospective supplier.

Please note that UNHCR is not bound to select any of the firms' submitting bids and does not bind itself in any way to select the firm offering the lowest price. Furthermore, the contract will be awarded to the bid considered most responsive to the needs, as well as conforming to UNHCR's general principles, including economy and efficiency and best value for money.

2.8 CURRENCY AND PAYMENT TERMS FOR PURCHASE ORDERS

Payment will be made in hryvnya (UAH) at the United Nations rate of exchange in effect on the date the corresponding Purchase Order was issued following the link <https://treasury.un.org/operationalrates/OperationalRates.php>.

2.9 UNHCR GENERAL CONDITIONS OF CONTRACTS FOR THE PROVISION OF CIVIL WORKS

Please note that the General Conditions of Contracts for Civil Works (**Annex E**) will be strictly adhered to for the purpose of any future contract. The Bidder must confirm the acceptance of these terms and conditions in writing.

2.10 ZERO TOLERANCE POLICY

Please note that UNHCR strictly follows zero tolerance policy and as such advises its suppliers not to offer any gift, favor, hospitality, etc. to its staff

2.11 THE UN GLOBAL COMPACT

UN Global Compact and other factors: UNHCR supports the UN Global Compact Initiative put forward on 31 January 1999 by UN Secretary-General Kofi Annan that would bring companies together with UN agencies, labor, and civil society to support ten principles in the areas of the human rights, labor, environment, and anti-corruption. We encourage our suppliers to sign up with the UN Global Compact Initiative.

UNHCR encourages bidders to sign up to this initiative at:

<https://www.unglobalcompact.org/>

[UNHCR'S TENDER ARE AVAILABLE FREE OF CHARGE.](#)

Adam Ali Digitally signed by Adam Ali
Date: 2024.06.18 17:55:00
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Adam Ali
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