

REQUEST FOR EXPRESSIONS OF INTEREST

REPUBLIC OF TÜRKİYE MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE (MOEUCC) GENERAL DIRECTORATE of CONSTRUCTION AFFAIRS (GDCA)

SEISMIC RESILIENCE AND ENERGY EFFICIENCY IN PUBLIC BUILDINGS PROJECT (SREEPB)

CONSULTANCY SERVICES FOR RETROFIT DESIGN AND CONSTRUCTION SUPERVISION OF 3 BUILDINGS IN TUBITAK GEBZE CAMPUS

**Reference No:
(WB/CS-DESSUP-07)**

This request for expressions of interest follows the General Procurement Notice for this Project that appeared in UNDB with reference no WB P770739-06/21.

1. The Ministry of Environment, Urbanization and Climate Change (MoEUCC) has received financing from the World Bank toward the cost of the Seismic Resilience and Energy Efficiency in Public Buildings Project (SREEPB) and intends to apply part of the proceeds for consulting services.

The General Directorate of Construction Affairs (“GDCA”) of the Ministry of Environment, Urbanization and Climate Change (MoEUCC) serves as the main implementing agency for the Project. A project implementation unit (PIU) has been established under GDCA to manage the activities related to the Project. The project investments will focus primarily on improving disaster resilience and energy savings in selected central government buildings and strengthening the policy framework and institutional capacity to develop, finance, and implement resilient and sustainable public buildings in Türkiye.

The Project will primarily focus on improving the disaster resilience and energy efficiency of selected central government buildings, as well as on enhancing the policy framework and institutional capacity for the development, financing, and implementation of flexible and sustainable public buildings in Türkiye. The proposed project will be implemented through three components: (i) investments in selected public buildings for seismic strengthening and energy efficiency improvements; (ii) advanced technical assistance and capacity development; and (iii) project implementation support. Under the project, public buildings such as educational facilities, dormitories, hospitals, and government administrative buildings will be structurally strengthened and renovated or demolished and reconstructed.

The buildings to be retrofitted will be aimed to achieve minimum energy performance (Türkiye Class C energy performance certificate or higher) and minimum energy savings as specified in the Project Operational Manual.¹ Architectural, mechanical, and electrical renovations and some renewable energy (RE) systems (e.g. rooftop solar photovoltaic (PV), ground source heat pumps, solar water heaters) will also be included depending on their economic viability.

2. The consulting services include conducting a design review of the the final structural retrofit designs, performing energy audits, developing energy efficiency renovation designs, preparing the Environmental and Social Management Plan (ESMP), the Operational Health Safety (OHS) Plan, and a full set of tender documents for construction works, as well as providing construction supervision, including the preparation of Measurement and Verification (M&V) reports for the three (3) buildings located at TUBİTAK Gebze MAM Campus in Kocaeli Province, as listed in Table 1 of the Terms of Reference (hereafter will be referred as “Buildings”).

The aforementioned consultancy services (“the Services”) covering three (3) buildings located at TUBİTAK Gebze MAM Campus whose performance assessments and structural retrofit designs have been conducted

¹ <https://documents1.worldbank.org/curated/en/738871623549676664/pdf/Turkey-Seismic-Resilience-and-Energy-Efficiency-in-Public-Buildings-Project.pdf>

under separate consultancies (see Table 1).

Table 1. List of the Buildings

#	Building Name	Construction Area (m ²)	Number of Stories	Structural Retrofit Method
1	MAM Gıda Laboratuvarı Binası	5.000	B+4	Buckling Restrained Braces (BRB)
2	MAM Gıda Laboratuvarı İdari Bina	1.787	2B+5	Fiber Reinforced Polymer (FRP) wrap + FRP plate + RC wall addition
3	MAM İdari Bina	1.305	3	FRP wrap + RC wall addition+ RC column jacketing
Total Construction Area:		8.092		

This assignment Comprises of two phases as;

Phase 1: Consultancy Services for Structural Feasibility, Energy Audit and Design Consultancy (Lump Sum),

Phase 2: Consultancy Services for Construction Supervision (Time Based)

Table 2 indicates the tasks to be provided under the scope of the consulting services (“the Services”).

Table 2. The Consultant’s Services

No	Services to be provided
(i)	Review available structural retrofit design documents and propose revisions if needed
(ii)	Conduct investment grade energy audits to identify and recommend energy efficiency measures (EEMs) for implementation of energy efficiency (EE) projects according to the given template and prepare full detailed audit reports
(iii)	Prepare detailed designs and technical specifications including BOQs and cost estimates for structural and energy efficiency renovations of the selected public buildings based on seismic performance, detailed energy audit reports, local laws/standards/regulations
(iv)	Identify environmental and social risks associated with the building renovations and prepare Environmental and Social Management Plans (ESMPs) for each building site
(v)	Assist the PIU on preparation of bidding documents, clarifications, amendments, updating cost estimates , etc. until construction contract award
(vi)	Carry out construction supervision, ensure adherence to ESMPs, local laws/regulations and building commissioning
(vii)	Supervise any remedial works during the 12-month Defects Notification Period (DNP)
(viii)	Conduct Measurement and Verification (M&V) over a period of 12 months, under the Supervision Contract

The estimated duration for the Services listed in Table 2 is envisaged as 21 months in total (3 months for the Phase 1, (tasks (i) to (v)), 6 months for Phase 2 (task (vi)) and 12 months for the Defects Notification Period (tasks (vii) to (viii))).

- The detailed Terms of References (TORs) for the Services can be found at the following web page address: <https://kamuguclendirme.csb.gov.tr/duyurular>
- The General Directorate of Construction Affairs (GDCA) now invites eligible consulting firms to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.
- A consulting firm is allowed to submit the expression of interest alone if it considers itself to be fully qualified on its own for the assignment, as it is not mandatory for consultants to associate with any other firm(s), whether foreign or local. Alternatively, if consultants themselves choose to associate to enhance

their qualifications and capability for the assignment, then such associations may either be as a Joint Venture (i.e. all members of the joint venture shall be jointly and severally responsible) and/or Subconsultants (i.e. the Consultant will be responsible, including for the services of the sub-consultant). In case of an association, the Consultants must explain in the EOI submission (a) the rationale for forming the association and (b) the anticipated role and relevant qualifications of each member of the Joint Venture and/or of each sub-consultant for carrying out the assignment, to justify the proposed inclusion of the JV members and/or sub-consultants in the association. Failure to provide the above explanation in the Expression of Interest may risk the association not being shortlisted for the assignment. Please note that in the evaluation of EOIs of associations for shortlisting purposes, only the qualifications of the JV members will be taken into account whereas the qualifications of proposed sub-consultants will not be considered.

6. The selection criteria are as follows, in which specific experience of the Consultant relevant to the assignment will be considered of paramount importance:
 - i. General Experience of the Consultant (as a firm) in providing engineering consultant services for not less than 10 years prior to deadline for submission of Interest.
 - ii. Specific Experience of the Consultant (as a firm) relevant to the assignment in providing similar services under contracts of comparable size for at least five years prior to the deadline for submission of interest.
 - The Consultants should demonstrate sound administrative and financial capacity,
 - The Consultants should demonstrate availability of the key experts for the performance of the services described in the TOR.
7. To demonstrate their qualifications and experience in meeting the above selection criteria, Consultants are requested to submit, at a minimum, the supporting documentation listed below. A consultant firm can only use its own qualifications and experience and not of its parent, sister or subsidiary companies or its employees.
 - The firm's incorporation/trade/registration documents issued by the concerned government authority of the country of the firm;
 - The firms company brochures (or link to website) including the core areas of business;
 - Company information: name, status, address, telephone number, facsimile number, year of establishment, contact person for the project, turnover for the previous 5 (five) years (2020 – 2021 - 2022 – 2023 - 2024), number of permanent staff and partners, fields of expertise;
 - Details of most relevant ten (10) projects undertaken for the past ten years, including value of consulting services and value of works, closed area, location, number of staff involved in the contract, name of the Client, name of partners for contract execution and share of services, source of financing, type of services provided, contract commencement and completion dates, brief description of the contract;

(It is kindly requested from the interested firms to provide the information above with an excel sheet given in the <https://kamuguclendirme.csbgov.tr/>)

- Letters of recommendation from previous Employers;

Note: Key Experts will not be evaluated at the shortlisting stage.

Note: GDCA reserves sole right to request Consultant for verification of any submitted document/information in accordance with the applicable Law.

8. The attention of interested Consultants is drawn to paragraphs 3.14, 3.16, and 3.17 of the World Bank's "Procurement Regulations for IPF Borrowers" November 2020 and The Bank's 'Guidelines on Preventing and Combating Fraud and Corruption in Projects Financed by IBRD Loans and IDA Credits

and Grants,’ (revised as of July 01, 2016) (‘Anticorruption Guidelines’).

Consultants may associate with other firms to enhance their qualifications but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture should have a legal entity and shall be jointly and severally liable for the entire contract, if selected. Interested consultants should clearly indicate the structure of their “association” and the duties of the partners and sub-consultants in their application. Unclear expression of interests in terms of “in association with” and/or “in affiliation with” and etc. may not be considered for short listing. Consultants shall submit only one EOI either individually as a single consultant or as a partner in a joint venture. Consultants may associate with more than one firm or joint venture in the capacity of a sub-consultant. No firm can be a sub-consultant while submitting an EOI individually as a firm or as a partner of a joint venture. Sub-consultants’ experience will not contribute in evaluating the experience of the interested single consultant or joint venture. Sub-consultants’ qualifications and experience will only be considered in evaluating the personnel capacity of the interested single consultant or joint venture.

If the same firm is considered for inclusion in the short lists of concurrent assignments, the Borrower shall assess the firm’s overall capacity to perform multiple contracts before including it in more than one short list. In addition, the Borrower shall assess the performance of the consultants who are/were executing/executed similar assignments to the Client before including them in the short list. In the short listing assessment, the Borrower at its discretion may give preference to the eligible consultants who has not been awarded contract under the subject Project but is found to be fully qualified and has capacity to perform the required services.

9. A Consultant will be selected in accordance with the **Consultants Qualification Selection (CQS) method** set out in the Procurement Regulations.
10. Further information can be obtained at the address below from 10.00 a.m. to 4:00 p.m. (Türkiye Local Time).
11. Expressions of interest to be clearly marked “CONSULTANCY SERVICES FOR RETROFIT DESIGN AND CONSTRUCTION SUPERVISION OF 3 BUILDINGS IN TUBITAK GEBZE CAMPUS” must be delivered in a written form to the address below in person or by e-mail or courier by indicating the title and the reference code (WB/CS-DESSUP-07) by **April 15, 2025 till 3:00 p.m. (Türkiye Local Time)**.

Ministry of Environment, Urbanization and Climate Change
General Directorate of Construction Affairs
International Funded Seismic Retrofitting Department
Attn: Önder YURDAKUL (Project Director)
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