

Public service contract for the comprehensive environmental assessment of public buildings in the West Bank

PSE22001-10055

Question	Answer
Generic questions	
Can the experience of an individual expat be considered as the experience of the company	No, the assignments should in principle be performed by the tenderer itself, or by a subcontractor or member of a consortium
Can we submit an experience in the region?	Yes, if it is related in terms of content of assignment.
Can we have international lead expert and part time expert for data collection?	Yes
Is there a constrain on the data collection period (span of data collection?)	For data collection, different strategies may be put into place to extrapolate on a yearly basis, with a reasonable margin of error, data collected on a shorter period of time, taking into account that some part of the data (e.g. energy consumption) will be heavily influenced by seasonal patterns. For example, a BIM model may be established for doing simulations, whose results can be corroborated by actual measurements in the field, to verify the accuracy of the model. These strategies shall be described as part of the methodology.
Is it possible to get copies of building plans (electronic and/or blueprints, etc.)?	Enabel will be facilitating the obtention of available documentation from the institutional partners and share them to the consultants who get awarded the contract.
Will Enabel secure full cooperation from targeted stakeholders (i.e. municipalities, schools and VTC's)?	Yes, see above.
Is it possible for the contractor to involve multiple sub-contractors each with the required previous experience as per company and as per consultant? Will that affect its score?	You can have multiple subcontractors, it has no effect on the score as the capacity of the companies will be added in the selection criteria only
Is it necessary for all experts to visit all sites in the preliminary phase (phase B)?	As long as the deliverables can be completed as per the requirements, the consultants are free to elaborate their own plan of visit during the consultancy.
In the TOR, Enabel stated that for phase C (article 5.6.3.2), that each building will require 6 days for full assessment. Since the total duration for all 25 buildings is 60 days in phase C, this would entail more human resources (engineers) for the 25	The detailed assessments will need to take place in parallel, which will require additional resources. For this reason, providing additional staff with more junior profiles, under the leadership of a lead expert in each field (who will

<p>sites since the assessments and analyses will run in-parallel. It also entails more test equipment. As a result, will the contactor need the double or triple the key experts or can it uses less senior human resources in the sites?</p>	<p>ensure a harmonized methodology and the quality of the data collection and deliverables), is encouraged. The proposed set-up can be presented as part of the methodology.</p>
<p>In the TOR, Key Experts article 5.7.1, Enabel stated that all key experts, except for the Team Leader, must be full time. Do you mean full-time employees or full time on the designated jobs?</p>	<p>The "full-time" mention shall be interpreted as the necessity of the lead experts to be fully available to support, lead and guide the implementation of the assignment where necessary, and being the major staff involved in completing the assignment.</p>
<p>Lot 2 (CO2)</p>	
<p>Can you provide more clarity on the expected methodology for carbon footprint calculation? Are you expecting a cradle-to-cradle CO₂-equivalent emission analysis, or do you want the team to establish the current CO₂-equivalent emissions for benchmarking?</p>	<p>Cf. §308, 309, 310 and 311 in the Terms of references for the methodology (i.e. not cradle-to-cradle).</p>
<p>Regarding CO₂-equivalent analysis, do you have a specific definition of the emissions that must be included in the analysis? especially if we are considering the building's operational phase where organic wastes will be generated; in case requested, and if you need the carbon footprint calculation for benchmarking purposes for building new schools, why to include the behavioural (waste generation) issues during the operational phase</p>	<p>Cf. §308, 309, 310 and 311 in the Terms of references for the methodology (i.e. not cradle-to-cradle).</p> <p>ERRATUM: Only CO₂ emissions derived from the construction materials, as per the methodology defined in the above-mentioned paragraphs, shall be considered.</p> <p>Emissions related to HVAC, solid waste, water pumping and transportation are not to be considered as included in lot 2 – CO₂ emissions and shall not be included in the price</p>
<p>Will you provide the BOQ of materials for the schools, or are we expected to conduct quantity surveying and then calculate the CO₂-equivalent emissions?</p>	<p>For recent schools, Enabel will facilitate the obtention of Bills of Quantities from the Ministry of Education. For older ones, an accurate estimation of quantities of concrete and steel will be requested. A full detailed survey of these schools will not be requested, but a description of the methodology of estimation will have to be provided with the deliverable.</p>
<p>Is there a specific software or method that is mandatory? Can we use Edge IFC software to calculate the benchmark for CO₂ equivalent emissions?</p>	<p>No specific methodology of calculation of CO₂ emissions is mandatory. EDGE software seems a relevant proposal, if it wasn't for the fact that Palestine is one of the very few territories for which there is no baseline data available in EDGE.</p>

	<p>A methodology of using EDGE software but deriving data from other countries may be considered, only if sufficient proofs of accuracy in extrapolating the data to the specific Palestinian context can be given (to be explained in the methodology).</p>
<p>Moreover, regarding the software, if Edge IFC is not sufficient, or other better options should be included, and taking into consideration that financial offer should be filled in the provided excel sheet, how to reflect the data inventory and software license costs in our financial offer?</p>	<p>See p. 16, “elements included in the price”: §91 For all lots: • Different types of relevant, licensed computer software (e.g. CO2 emissions calculator). The cost shall be included inside the unit prices and spread equally over them.</p>
<p>Regarding lot #2 Carbon footprint and resources consumption. It is not clear in ToR, it seems that detailed Life Cycle Assessment LCA approach is required. If this is the case, this will raise the budget due to data inventory costs and software license. But, if the required is realistic estimation of carbon footprint (CO2 equivalent), this will help in presenting more suitable methodology and financial offer.</p> <p>What are the targeted emissions for calculating CO2 equivalent? Is there any clarification or it is up to us proposing it based on the technical offer presented</p>	<p>Cf. §308, 309, 310 and 311 in the Terms of references for the methodology (i.e. not cradle-to-cradle) and the indicators mentioned in 5.3 Criteria and indicators. A complete life-cycle assessment is not requested; the focus is on the CO2 emissions embedded in the <u>production</u> of the construction materials (cradle-to-gate), such as cement and energy-intensive materials such as steel and aluminum. The objective is to set a baseline against which the design of future greener schools can be set, by reducing the use of carbon-intensive construction materials.</p>
<p>Determining the extent of surface water infiltration and permeation into the ground in unpaved areas (potentially using tracer studies or dye tests).</p> <p>in section 5.5.3.3 Surface water drainage audit: The mentioned test needs long time and special types of tracers and dyes, the reader says this type tests is unapplicable for small areas and short time of tests, please clarify the importance of carrying such test in the period of study and the sampling area (is it the ground water aquifers?)</p>	<p>Such tracer or dye tests were only mentioned as a potential option. Should these tests not be applicable or realistic, there is no obligation to make use of them. The tenderer may propose a more theoretical manner for assessing the current situation of the surface drainage in the premises and their degree of impermeability.</p>