

**Prequalification Notice Tender for Design and Construction Works
for the VMA hospital “Energy Efficiency in Public Buildings and Renewable Energies in
the District Heating Sector” (VMA project) – Phase I**

Employer: Ministry of Mining and Energy (MoME), Republic of Serbia
Nemanjina 22-26, 11000 Belgrade

Reference-No.: BMZ-Nr.: 2017 68 886 PQ: 513385

Submission Deadline: 23 January 2026 (12:00 (noon), local time in Serbia)

Submission Language English

Prequalification: Invitation for Expression of Interest / Prequalification

Reference:

International open tender for Design and Construction Works for the VMA hospital in three Lots “Energy Efficiency in Public Buildings and Renewable Energies in the District Heating Sector” (VMA project) – Phase I

Financing:

The Ministry of Mining and Energy has received financing from KfW toward the cost of the “Energy Efficiency in Public Buildings and Renewable Energies in the District Heating Sector” (VMA project) and intends to apply part of the proceeds toward payments under the contracts for Construction Works for the VMA hospital in three Lots.

Project Background:

The VMA Project concerns the energy efficient rehabilitation and modernization of the hospital VMA in Belgrade. The VMA Hospital is renowned for its high standards in medical practice and is considered the most prominent medical institution in the Republic of Serbia and the region.

Project Objective

The primary goal of the Project is to reduce the building's energy demand by at least 35% and to reduce CO₂ emissions by at least 35%, compared to current demand levels, while also improving the overall quality of operations at the VMA Hospital.

Project Implementation

The project will be implemented by the Ministry of Mining and Energy as the Project Executing Agency, with expert assistance and support from the Ministry of Defense and the Military Medical Academy, and with financial support from the German Federal Ministry for Economic Cooperation and Development (BMZ) and European Commission through the German Development Bank (KfW) in Frankfurt am Main.

For the implementation of this project, the implementation consultant management4health AG (m4h) Frankfurt am Main support the Project Executing Agency throughout the preparation and supervision of the project, including and not limited to elaborating the details of the project design, designing, and implementing the tender process in accordance with KfW guidelines and supervising construction works as FIDIC engineer.

Project implementation will be carried out in multiple phases.

Phase I Measures (Subject to the Tender):

The Ministry of Mining and Energy now invites sealed Applications from eligible Applicants for First Phase in three Lots:

1. Design and build of Photovoltaic Solar Power Plants on the outside car park and the roof of the VMA building

(FIDIC Yellow Book) - Lot 1:

- Solar power plant(s) shall be installed on the roof of the building, with all necessary works (architectural, structural, etc.), targeting a capacity of approx. 700 kWac. PV panels shall be installed on the roof top of the 6th, 7th and 8th floor for production of electricity and operation in the "Active Consumer" mode, with connection to the power grid in one of 10/0.4 kV transformer stations (TS) on the lower levels of the hospital. Exact solar power plant power shall be defined depending on further Detailed Design and the available space on the rooftops. The same refers also to the technical solution for connecting the power plant to the current installation for operating in the parallel mode with the grid. Verification of load-bearing capacity and stability of roofs shall be developed to ensure that the roof is in good condition and can support additional load imposed by PV panels and its structure. The arrangement of the panels shall be done in a way to secure optimal position and angle for fitting the panels to achieve max energy productivity (considering the orientation and the slope of the roof).
- The architectural design of the roof reconstruction shall take into consideration future installation of substructure on the sloped roofs depending on the roof finishes and layers.
- Additionally, solar power plant shall be installed above the existing "large" open parking lot (Area E) in front of the building, also for production of electricity and operation in the "Active Consumer" mode. The project includes construction of new supporting steel structure, concrete foundations, follow-up civil works etc. Total estimated simultaneous electric power of this plant is minimum 4.3 MWac. Just like for the above roof-top PV solar power plant, maximum solar power plant power shall be defined depending on further Detailed Design and the available space on the parking lot. Adequate technical solution shall be developed and executed for

connection of the power plant to the current installation for operating in the parallel mode with the grid.

2. Design and build of new Boiler House and district heating (DH) pipelines

(FIDIC Yellow Book) – Lot 2:

- The new Boiler House shall be located within the Military Academy on a plot 10567 CM Voždovac, approx. 1 km away from the VMA facility.
- The new Boiler House shall accommodate 3 hot water gas condensing boilers, each capacity 8MW, for the heating purposes of the building and domestic hot water generation. Optionally (to be finally confirmed after adequate due measurements are conducted), 1 or 2 new steam gas condensing boilers, each capacity of up to 12t/h and a steam pressure of 12 bar, could be installed as a back-up solution for generation of steam used for different various technical services in the hospital (laundry, kitchen, sterilization etc.). The new boiler house shall include all required equipment, pipelines (hot water and steam) and fittings for the operation of the boilers.

3. Construction of set of minor and medium stand-alone investments within the VMA building

(FIDIC Red Book) – Lot 3:

- Reconstruction of sanitary hot water preparation system: installation of high-temperature heat pumps 3x400kW with use of exhaust heat from the chillers, combined with PV solar panels installed above the existing open parking slots.
- Structural rehabilitation works - individual repairs and remediation of structural elements. The aim is to improve or fix the following findings: cracks due to static overloading, fatigue of the material, to compensate load bearing elements where it became obvious. The rehabilitation works refer to:
 - Repair of box girders at the structural level (8th floor, lamella S);
 - Repair of cantilevers at the structural level (8th floor, lamella S);
 - Repair of walkway and inclined slab at the structural level (8th floor, lamella S);
 - Repair of tension columns (ties) at the structural level (8th floor, lamella S);
 - Repairs of structural elements in the demineralized water plant room, due to leakages and deterioration of the concrete protective layer;
 - Repairs of concrete on physical therapy pool, due to leakages and deterioration of the concrete protective layer;
 - Repairs of floor slab in the plant area for cooling machines;

- Structural interventions on counter-beams at the technical floor in the basement of the building;
- Repairs of structural elements at the economical entrance (bridge & support walls);
- Repairs of the expansion joint at south-east entrance.
- Reconstruction of sanitary/domestic water utility connections, installation of water meters and other fittings and extension of concrete manhole, outside of the building.
- Installation of new grease interceptor for the central kitchen on the technical floor in the basement of the building.
- Reconstruction of the roof(s) on the “lower part” of the building, including removal of all existing layers and putting new water-proofing, thermal insulation and all other required layers. This measure includes rehabilitation of all drains, gutters etc. up to the connection to the existing vertical downpipes. The measure includes also adjustment/adaptation of the lightning protection system where deemed required.

Application:

Applicants may apply for one or several contracts (lots), as further defined in the Prequalification document.

Bidding will be conducted by means of the International Competitive Bidding procedure with qualification as specified in the KfW Guidelines for Guidelines for Procurement of Goods, Works and associated Services in Financial Cooperation with Partner Countries (“KfW Guidelines”): <https://www.kfw-entwicklungsbank.de/PDF/Download-Center/PDF-Dokumente-Richtlinien/FZ-Vergaberichtlinien-V-2021-EN.pdf>

The contract conditions shall be the FIDIC Pink/ Yellow Book, amended by project specific Particular Conditions. Successful contractors will be paid within the simplified direct disbursement procedure of KfW directly by the KfW in Euro.

Interested eligible Applicants may obtain further information from the **Tender Agent:**

management4health AG,

E-mail: procurement@m4health.pro

CC:

Employer— vma.projekat@mre.gov.rs

KfW— ralf.kynast@kfw.de

A complete set of Prequalification documents is available to interested Applicants upon written request by email as above and at:

<https://www.mre.gov.rs/tekst/sr/11631/javni-tenderi.php>

Qualification Documents must be delivered in English language **via the electronic procurement system exfitender, operated by exficon GmbH** on or before 23 January 2026,

12:00 local time in Serbia. Late Qualification Document will be rejected. Applications submitted by other electronic or physical means will not be accepted as per ITA 15.1