

Republic of North Macedonia
Ministry of Agriculture, Forestry and Water Economy
Agriculture Modernization Project

Terms of Reference

for

Consulting company for Preparation of the Main Project Design, Environmental and Social Management Documents and Supervision of civil works for Refurbishment of the interior and exterior of the building for the Agency for Financial Support of Agriculture and Rural Development

1. Introduction and background of the Project

The Government of the Republic of North Macedonia is undertaking efforts to modernize its agriculture sector in order to realize the economic and social benefits for future development and prosperity. The Government has requested the World Bank support for an Agriculture Modernization Project (AMP), which was approved by the World Bank's Board of Executive Directors on January 30, 2020 and became effective on June 18, 2021.

The project responds to the World Bank Country Partnership Framework 2019-2023 for North Macedonia objective, to improve connectivity and access to markets. The project is also in line with IBRD engagement goals, one of which is to contribute to a more productive rural economy with the potential to increase incomes for underserved groups that face greater barriers to achieving sustainable livelihoods, such as women, young people, and minority groups.

In addition, the AMP is also in line with The National Strategy for Agriculture and Rural Development for the period 2021-2027, which is the main long-term strategic document based on which the implementation of goals, policies and measures for the rural and the agricultural development in the country. The strategy is adopted in accordance with Article 6 of the Law on Agriculture and Rural Development for long-term planning of the national agricultural policy in order to achieve the legally defined sectoral development goals. The strategy provides three main strategic goals, namely: (i) improving the competitiveness and income sustainability of agricultural holdings, (ii) applying environmental practices in production that lead to mitigating and adapting to climate change, and (iii) ensuring sustainable rural development. For the first time, the monitoring and evaluation of the strategy will be the subject of a comprehensive system that includes a set of indicators and targets, monitoring and reporting procedures and evaluation of achievements.

The AMP's objective is to improve the competitiveness of the North Macedonia's agriculture sector and strengthen public institutions in the framework of the country's accession process to the European Union (EU). The project is structured around three complementary components as follows:

- i. Component 1: Agriculture Sector Competitiveness with its sub-component 1.1 Access to Training and Advisory Services, and sub-component 1.2 Agriculture and Food Distribution Systems;
- ii. Component 2: Institutional Capacity for EU Accession with its sub-component 2.1 Evidence-Based Policy-Making, sub-component 2.2 Instrument for Pre-accession Assistance for Rural Development (IPARD) Implementation Capacity, and sub-component 2.3; and Safe disposal of animal by-products; and
- iii. Component 3: Project Management.

A well functioning Agency for Financial Support of Agriculture and Rural Development (AFSARD) is a precondition for an optimal use of EU support in agriculture and domestic co-funding. It would contribute to improved economic conditions in agriculture and rural areas in North Macedonia. The Government has identified an existing building which has been assigned to AFSARD for its use to deliver/or for the implementation of its program. This includes the implementation of the EU funded IPARD program which requires specific infrastructure for the building housing the AFSARD.

The space is located at st. Treta Makedonska Brigada No.20, 1000 Skopje, North Macedonia (KP 487/1, KO Kisela Voda 2,) and covers an area of approximately 8,000 square meters (one building with 6 floors).

<https://ossp.katastar.gov.mk/OSSP/faces/public/customMaps/imotenList.xhtml?&idParc=6385824>

It is expected that the AFSARD will house 281 employees divided in the respective departments/offices, as follows:

- Director's office – 3 employees;
- Deputy Director – 1 employee;
- State Advisors – 2 employees;
- Sector for Project Approval – (divided in 5 units) - 45 employees,
- Sector for Human Resources Management -5 employees,
- Sector for Internal Audit – (divided in 2 units) - 6 employees,
- Sector for Direct Payments in the Agriculture - (divided in 3 units) -29 employees,
- Sector for Authorization of Payments - (divided in 3 units) – 36 employees,
- Sector for Financial Affairs – (divided in 5 units) - 26 employees,
- Sector for analytics and support of the work of the Director- (divided in 2 units) – 17 employees,
- Sector for General and Legal Affairs (divided in 3 units) – 25 employees,
- Sector for Control - (divided in 4 units) – 58 employees,
- Sector for Information and Communication Technology – (divided in 3 units) – 8 employees;
- Sector for Registers – (divided in 3 units) – 20 employees;
- Documentation and records office, archival depot, archive office – up to 6 employees;
- meeting spaces (one for the work with farmers – near to the entrance – separated from working spaces, and others in the premises, corridors; toilets adequate to the space and number of employees, and toilets for the visitors/clients, kitchen or dining area;
- Ground floor arrangement of entrances with security - one employee and reception (entrance office) - one employee.

2. Objective of the assignment

The objective of the assignment is the Consultant to provide consulting services for:

- Preparation of full technical documentation with design review in accordance with national legislation for execution of civil engineering refurbishment works, including, but not limited to: full technical specifications with interior design included, drawings, bill of quantities and cost estimate;
- Preparation of appropriate documentation regarding national and World Bank environmental and social requirements;
- Act as “Engineer” as defined in respective WB General Conditions of Contract for Large/Small Works and to ensure that: (i) works, materials, equipment and workmanship are

in compliance with the required standards, (ii) works are planned in an orderly manner and completed in due time, (iii) the recommendations of the ESMPs are properly followed during the Project implementation, (iv) the works are performed in accordance with safety procedures and the safety of all participants in the Project, as well as of third parties is raised to the highest possible level;

As part of this assignment, the Consultant will assist the Client and respond to all requests for clarifications related to technical questions submitted during the bidding procedure for civil works contract.

The Consultant will be responsible to ensure that all plans, drawings and specifications are prepared and subsequently reviewed to confirm they are fully in line with relevant European Commission requirements and standards (included in the bilateral agreements), among them including, but not be limited to ISO 27002¹.

3. Scope of assignment and assistance required

The Consultant shall: (i) Review the existing physical condition of the building and prepare needs analyzes report; (ii) Prepare preliminary technical design for interior and exterior and cost estimate; (iii) Participate at discussion with Client and include modifications, clarifications and other changes as may be agreed between the parties before finalizing the preliminary design; (iv) After receiving written approval from the Client on final preliminary design, develop complete detailed technical design for interior and exterior, BoQ and cost estimate fully in line with the national legislation and technical standards; (v) Undertake all necessary activities to obtain “building permit” in accordance with the national legislation (vi) Prepare the relevant environmental and social documentation following the requirements for environmental, social, health and safety aspects set in the World Bank regulations and national legislation (vii) Assist the Client with preparation of Bid documents and support during bidding process; (viii) Upon award of the contract for execution of civil works, perform the job of works supervisor of all refurbishment works, fully in line with the national legislation and Project requirements; (ix) undertake all necessary activities to obtain “permit for use of facility” in accordance with the national legislation.

The Consultant shall provide the services that will include the following tasks:

A) Part of activities – Technical design phase:

- i)** Review of the existing physical condition of the building and prepare needs analyzes report;
 - Review the existing physical conditions, perform on-site check, assess the current situation, and prepare Needs Analysis report for the reconstruction of the AFSARD building;
 - Based on the received comments from the Client, the project objectives and the available funds, and taking into consideration the best practices, the Consultant will prepare and agree with the Client on the final Needs Analysis Report;
 - In the Needs Analysis Report the Consultant will provide recommendations and proposals for refurbishment of the facility, respecting the space available, national legislation and European standards, and the estimated costs for the same scope of work;
 - All relevant existing documentation, owned by the AFSARD, will be available to the Consultant, free of charge, at the beginning of the assignment.

¹ <https://www.iso.org/search.html?q=27002>

ii) Prepare preliminary technical design for interior and exterior and cost estimate, with the following phase included:

1. Phase: Architecture, including:

- Technical Specification for execution of the Works;
- Drawings for execution of the Works;
- Detailed design with 3D visualization with all the decorations and equipment included;

- In the preparation of the plan, the authenticity of the existing building should be preserved;
- Ensuring that all prepared technical documentation, for the building and for the ICT installations are in line with relevant safety and security standards and especially with ISO 27002 standards, or any other relevant standard necessary for bodies managing expenditure financed by EU funds;
- During preparation of technical documentation energy efficiency requirements must be respected. This will include, but not be limited to: introduction of internal and outside construction material with good insulation qualities, and lighting features in compliance with the Energy Efficiency Law (2020) and related by-laws;

iii) Participate at discussion with Client and include modifications, clarifications and other changes as may be agreed between the parties into final preliminary design documents. Prepare final preliminary technical design including preliminary BoQ and cost estimate;

iv) After receiving written approval from the Client on final preliminary design, develop complete detailed technical design of the interior and exterior of the building (respecting the ESMP), BoQ and cost estimate fully in line with the national legislation and technical standards, including but not limited to:

1. Phase: Architecture, including:

- Technical Specification for execution of the Works;
- Drawings for execution of the Works;
- Detailed design with 3D visualization with all the interior decoration and furnishing and equipment included;

2. Phase: Statics (if needed), including:

- Technical Specification for execution of the Works;
- Drawings for execution of the Works;

3. Phase: Civil works (infrastructure, water supply and sewerage), including:

- Technical Specification for execution of the Works;
- Drawings for execution of the Works;

4. Phase Mechanical works (cooling/heating/ventilation), including:

- Technical Specification for execution of the Works
- Drawings for execution of the Works;

5. Electro-technical Design, including:

- Technical Specification for execution of the Works
- Drawings for execution of the Works;

6. Fire, Explosion and Hazardous Materials Protection elaborate;
7. Environmental Impact Assessment Elaborate;
8. Energy Efficiency Elaborate;
9. Occupational Health and Safety Elaborate;
10. Total Bill of Quantities and Bill of Quantities with cost estimates;
11. Other required documentation according to the national legislation, if needed.

- v)** Undertake all necessary activities to obtain “building permit” in accordance with the national legislation from authorities;

B) Part of activities – Preparation of Environmental and Social Documentation (in accordance with World Bank regulations and national legislation)

- vi)** Under this part of activities, the Consultant will undertake the environmental and social screening of the proposed building and have to prepare the relevant environmental and social due diligence and documentation following the requirements for environmental, social, health and safety aspects and procedures set in the Project’s Environmental and Social Management Framework (ESMF) compliant with the WB ESF and relevant ESS’s and national legislation. The Consultant will also consider the provisions of the WB Environmental, Health and Safety Guidelines, both general and sector specific.
- Based on the existing physical condition of the building, performed on-site check, assessment of the current situation, the Consultant will identify and assess all possible impacts, determine adequate mitigation and monitoring measures, describe the implementation.
 - The Consultant will ensure the incorporation of the findings and recommendations of the environmental and social due diligence into the technical design.
 - The Consultant will assist the MAFWE PMT in carrying out the disclosure and public consultations on the environmental and social documentation/reports to be prepared under the assignment.

C) Part of activities – Assistance during bidding procedure

- vii)** Assist the Client with preparation of Bid documents and support the Client during bidding procedure;
- The Consultant shall also assist the Client in bidding process providing clarifications and answers to the technical questions of the bidders, as well as at pre-bid meeting, in case that Client decides to organize such meeting, to help bidders understand the requirements set technical specification of bidding documents. All questions will be sent to the Consultant by Client and answers have to be prepared and sent back in 2 working days.

D) Part of activities - Supervision of refurbishment of works and ICT installation works

viii) Upon award of the contract for execution of civil works, perform the job of works supervisor of all refurbishment works (adaptation of premises, electricity and water supply, ICT construction and connection, security and safety installations, etc.) fully in line with the national legislation and Project requirements.

❖ The inception phase will start immediately after the Contract for Civil Works (CW) has been signed by the Client and the Contractor (Civil Works), parties and will last 2 (two) weeks. It would cover the period prior to start of construction works and will include, but not be limited to:

- Receive from the CW Contractor, check for compliance with contract requirements and advise the Client on all performance bonds, insurance certificates or policies and guarantees relating to the contract before submitting to the Client for acceptance;
- Before the start of the works, facilitate any communication and attend any meeting between CW Contractor and Client (water, telephone, electricity, gas);
- Ensure that Environmental, Social, Health and Safety (ESHS) provisions set out in the contract documents are respected and included in the CW Contractor-ESMPs/Check Lists;
- Assure that labor related Grievance Redress Mechanism is in place and CW Contractor and its employees are aware for the labor related grievance possibility.

❖ Services within the Construction Period

During this phase the Consultant will perform the main activities which will consist in everyday supervision (daily site visits), approval of materials, modifications, cost control, time control, reporting etc. This task will be performed during the construction period. During the construction phase the Services shall include, but not to be limited to:

- Approve and monitor the CW Contractor's program of work and the source of materials;
- Make a decision on the ambiguities and/or discrepancies in the CW Contract Documents;
- Inspect for approval all working drawings and as-built drawings prepared by the CW Contractor;
- Monitoring of physical, financial and time progress of the contracted works, control of calculations and payments, and preparation of technical reports and project progress reports, including financial aspect;
- Checking and verifying the accuracy of the data entered into Log File (Construction Diary) on a daily base;
- Providing relevant data in the Construction Diary, remarks, instructions, observations and other comments relating to Construction Works and CW Contractor's contract obligations as necessary;
- Inspection of the works to check whether performance complies with designs, specifications and standards. The Consultant shall closely audit the works activities through regular site inspections accomplished through site visits, walks and visual inspections to identify areas of potential environmental and social problems and concerns. The area of inspection should cover both the construction areas and the environment outside the site area that could be affected, directly or indirectly, by the CW Contractor's activities. Inspection should also cover CW Contractors' construction equipment, health and safety during works, property, personnel, the citizens and the public;

- Approval of the material documentation submitted by the CW Contractor, before delivery of the materials to the construction site;
- Quality control for materials incorporated into the Works;
- Keeping of day-to-day measurements and records of performed works quantities;
- Checking and verifying the CW Contractor's Measurement Book, Interim Payment Certificates (IPCs), as well as Final Payment Certificate;
- Verification of all calculations and requests for payment related to the implementation of works contracts;
- Verification of the compliance of documents submitted by the CW Contractor with the legislation and regulations of the Republic of North Macedonia;
- Identifying of uncertainties and proposing of rational technical solutions and technologies for works execution;
- Initiating all necessary modifications and changes during the works execution and obtaining relevant approvals from the Client;
- Collecting and updating of all modifications and changes during the works execution into investment-technical documentation (on behalf and for the needs of the Client);
- Expressing opinions on the submitted CW contractor's request to the Client and provision of recommendations to manage such requests that exceed consultant's authority;
- Proposing of measures for the remedy of observed deficiencies and issuance of orders for correction of defects, with provision of prior Client's approval (where relevant);
- Initiation of the emergency works in case of occurrence of the unforeseen events, which may endanger lives, safety and health of people, or can cause other losses and damages;
- Timely informing the Client on any event or disputes asking for Client's staff interference, and provision of documents, assistance, and recommendations to the Client to solve the dispute;
- Provide assistance in administering and resolving grievances;
- Evaluation of CW Contractor's Early warnings, Claims and other problems which can arise during implementation phase of the Projects, preparation of reports and suggestions for the Client's decision;
- Communication with the relevant authorities of the Republic of North Macedonia and people on the Site, environmental protection, social aspects, official inspections and other similar activities. Keeping special records on orders of the relevant public and local authorities (ministries, inspections and similar) and informing the Client for such events in due time;
- Undertaking of all necessary activities for execution of orders of the relevant public and local authorities. Keeping records on such activities and informing of the Client on such events in due time;
- Forwarding of reports on harmful and unauthorized activities in the work zones on behalf of the Client to the competent authorities;
- Continual provision of efficient supervision organization on the site, including human and other resources, in accordance with the works execution schedules;
- Preparation and submission of all stated reports of supervision as well as other documents required for the efficient completion of work;
- Ensure the CW Contractor's compliance with the agreed Environmental and Social Management Plan (ESMP) or ESMP Check Lists; to bi-weekly control and appraise the progress of the works, to order suspension of works and to authorize, with the Client's approval, extensions of the period for completion of the works;

- Review of the CW Contractors Environmental and Social Plan to ensure compliance with the ESMP Check List;
- Random monitoring checks and audits of monitoring and supervision data;
- Regular site inspections;
- Verify interim certificates for payment to the CW Contractor on the basis of measured work items or to certify the completion of the works or parts thereof;
- Attend to the work inspections carried out by the State Authorities in accordance with the applicable national legislation, as a representative of the Client;
- Organize provisional and final technical acceptance of works if any, and submit all supervision documents to the taking-over committee accordingly;
- Issue the Certificates of Completion/Taking-over of the Works;

❖ Services in post-construction period, within the Defect Notification Period (DNP)

During this period the Consultant should practice site visits to evaluate the situation about the performance of the completed works, issuing any required certificate, give additional instructions or advice for repairs or modifications of the works. During the first month of the DNP the site visits should be on regular basis, weekly, while during the remaining period the visits should be practice according to the needs. Maintenance activity should be also inspected and reported. The Defects Notification Period will be valid for 12 months after taking-over of the site. During the DNP the Consultant will need to monitor the rectifications on unattended/uncompleted activities, identifying and preparing reports on defects if any, supervising the remedial works and preparing and issuing the Final Payment Certificate. During this period the Engineer shall be required to draw the attention of the CW contractor to any defects if and when noticed and shall supervise such remedial works. In summary, the expected activities, but not limited to:

- Supervision the CW Contractor's works representing corrective measures as notified by the Committee for technical acceptance of the Works;
- Inspect and report maintenance works activities during the defect's notification period;
- Monitoring the CW Contractor's operations and issuing any required certificates and reports;
- Carrying out periodic site visits missions to monitor the rectifications on unattended/uncompleted activities, identifying and preparing reports on defects if any, supervising the remedial works and give additional instructions or advice for repairs or modification of works;
- Ensure the Contractors have completed all remedial works or any defects if and when noticed and shall supervise their completion;
- Three months (90 days) before the end of the Defect Liability/Notification period conduct a detailed defect inspection of the refurbished building and prepare a defect report for detected issue and submit to the Client and CW Contractor;
- Prior to the expiry of the defect period the Consultant Engineer shall certify that the defects have been eliminated;
- Issue Defects Liability or Performance Certificates after the rectification by the CW Contractors of possible defects;
- Preparing the Final Payment Certificate for every particular contract.

❖ Services after Works completion and DNP period

Within 2 (two) weeks upon Defect Notification Period the Consultant will carry out:

- Preparation of final report on the executed works;
- Revision and verification of as-built drawings;

- Collecting investment-technical documents and presentation to the Committee for technical review and acceptance of works;
- Participation in the work of the Committee for works final account;
- Verify the final payment certificate.

During the supervision, the Consultant should have appropriate personnel (site engineers, for reconstruction works as well as for ICT systems) present on the site five days a week and, in addition at any time when the works CW contractor has been requested to work outside the statutory working hours.

Reporting Requirements during Supervision of Civil works

The Consultant is obliged to comply with the reporting requirements specified below and during supervision of the refurbishment works to deliver to the Client the following reports:

- ❖ Inception Report
- ❖ Monthly Progress Reports
- ❖ Final Report
- ❖ Defect Notification Report
- ❖ Completion Report

All reports will be prepared in writing and submitted in electronic and hard copy version to the Client. Reports have to be submitted at the latest on 10th of the month for the previous month. Monthly Progress Reports should be prepared in both Macedonian and English languages.

- ix)** Undertake all necessary activities to obtain “permit for use of facility” in accordance with the national legislation.

4. Deliverables

Deliverables	Planned duration	Approval by the Client
Needs Analysis Report	4 weeks after Contract signing	2 weeks after submission
Preliminary technical design and cost estimate	2 weeks after approval of the Needs Analysis Report	1 week after submission
Environmental and social documentation	3 weeks after approval of the preliminary design	2 weeks after submission
Full set of technical documentation with Detailed Bill of Quantities	6 weeks after approval of the preliminary design	2 weeks after submission
Obtaining building permit in accordance with the national legislation	3 weeks after approval of the full set of technical documentation	2 working days after submission
Assistance in tendering the civil works proper phase	6 weeks (2 working days for each written request by the Client)	Two weeks after submission

Supervision Civil work completed and finished supervision of civil works* <ul style="list-style-type: none"> - Inception Report - Monthly Progress Reports - Final Report - Defect Notification Report - Completion Report 	48 (36 weeks + 12 weeks DNP) weeks after Civil Works contract is awarded	1 week after submission
Obtaining “permit for use of facilities” in accordance with the national legislation	4 weeks after finalization of Civil Works	2 working days after submission

The Consultant should liaise with Agriculture Modernization Project Management Team within the Ministry of Agriculture, Forestry and Water Economy.

All deliverables/reports must be prepared and submitted to the Client in three printed copies and in one non protected digital copy in .dwg, PDF and Excel.

5. Terms of Payment

The Consultant will be paid based on a series of milestones, described in the part 4 of this ToR, and percentage of payments to be agreed at contract negotiations.

6. Assignment duration and level of effort

The assignment will have total duration of 18 months from the date of signing the contract.

7. The company and staff requested qualifications

The Consultant should be a firm with relevant project experience. For the purpose of the assignment a team of experts with relevant experience and qualifications in their subject area as indicted further below will be engaged. The Consultant firm may associate with other Consultant firm (s) in the form of a joint venture or of a sub-consultancy to complement their respective areas of expertise, strengthen the technical responsiveness of their proposal, and avail themselves to a broader pool of experts.

The qualification requirements of the Consultant firm are summarized as follows.

The Consultant must have a team composed of the experts mentioned below, which are employed full-time on positions of (A, B, C and D) with all requested qualifications, including experience in supervision of refurbishment, and have adequate logistic means.

The other experts (E, F, G and H) could be consultants or not fully-employed by the consulting company, but should comply with the requirements as outlined below.

The Consultant must have personnel who have excellent knowledge of written and spoken English language.

Qualification criteria

- At least 10 (ten) years of relevant experience;
- License B for preparation of technical design/technical documentation issued by the Ministry of Transport and Connections of the Republic of North Macedonia;
- License B for supervision of category II of buildings issued by the Ministry of Transport and Connections of the Republic of North Macedonia;
- At least 7 (seven) years of relevant proven experience in preparation of technical design/technical documentation and supervision of construction works by providing evidence on at least 2 (two) relevant projects of nature and degree of complexity comparable to the works in this ToR i.e., 1 (one) in preparation of technical design/technical documentation and 1 (one) in supervision of constructions works;
- Proven experience with refurbishment of offices within financial institutions like: banks, insurance companies, will be considered an advantage;

The credibility of mentioned experience shall be presented in a list of at least 2 (two) similar project references within last 7 years with description of services provided (including information on contract value, contracting entity/client, project location/country, duration, assignment budget, percentage carried out by consultant in case of association of firms or subcontracting and main activities) and accompanied by certificates of orderly fulfilment of the contracts verified by other party from such contracts. Similar nature and scope of the assignments are those that had similar activities and goals, while similar value are the assignments that were of the similar contractual size, not necessarily of the identical scope and nature.

The Consultant shall have the organizational capacity (it is expected that the Consultant shall have at least below listed key experts for performing activities under this assignment) and available appropriate skills among staff. The consulting team assembled to implement the project should be composed of experts with strong knowledge as per the below requirements.

- A) Team Leader for technical design - University degree in Architect/Civil Engineer; Authorization B for design of technical documentation, issued by the Chamber of authorized architects and authorized civil engineers of the Republic of North Macedonia; Minimum of 10 years of relevant experience;
- B) Team Leader for supervision of works - University degree in Architect/Civil engineering in supervision of building structures; Authorization B for supervision of buildings structure, issued by the Chamber of authorized architects and authorized civil engineers of the Republic of North Macedonia, Minimum of 10 years of relevant experience;
- C) Mechanical Engineer - University degree in Mechanical engineering; Authorization B for design of thermo-technical installation, issued by the Chamber of authorized architects and authorized civil engineers of the Republic of North Macedonia; Minimum of 10 years of relevant experience;
- D) Electrical Engineer - University degree in Electrical engineering (high voltage); Authorization B for design of electrical installations, issued by the Chamber of authorized architects and authorized civil engineers of the Republic of North Macedonia, with minimum of 10 years of experience;

- E) Electrical Engineer - University degree in Electrical engineering (low-voltage), Authorization B for design of electrical installations, issued by the Chamber of authorized architects and authorized civil engineers of the Republic of North Macedonia; Minimum of 10 years of experience;
- F) Engineer - University degree in Civil Engineering/Architecture with Authorization for design of fire protection system, with minimum of 5 years of experience;
- G) Engineer for energy efficiency measures, with authorization to perform energy audit, issued by responsible state authority, with minimum of 5 years of experience.
- H) Environmental and Social Safeguard Specialist - Certified Environmental Specialist (Relevant authorization according to the national legislation, issued by Ministry of Environment and Physical Planning), to have University degree, Bachelor in Environmental Engineering, Natural Science or equivalent with minimum 5 years of relevant experience.

The substitution of Key Experts during Contract execution may be considered only based on the Consultant's written request and due to circumstances outside the reasonable control of the Consultant. In such case, the Consultant shall forthwith provide as a replacement, a person of equivalent or better qualifications and experience, and at the same rate of remuneration. Any change in Key expert positions shall take effect only after receiving written confirmation by the Client.

All experts/engineers must be able to work in line with national legislation.

For the first-ranked shortlisted Consultant a site visit of the building (subject of this assignment) will be organized prior to submission of Technical and Financial Proposal.