



Republic of Serbia
Ministry of Mining and
Energy



To: To Whom It May Concern

Cc: KfW (Kreditanstalt für Wiederaufbau);

30. July 2025

Energy Efficient Rehabilitation of the VMA Hospital Phase 1

BMZ-Nr. 2017.688.86

Notice of upcoming Call to Launch a Tender

The **Ministry of Mining and Energy** informs interested contractors about the **intention to launch a tender** for the **first phase** of the execution of works related to the **energy efficient rehabilitation of the Military Medical Academy Hospital (VMA Hospital)**.

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.

Key Data of the VMA Hospital & Technical Installations:

- The VMA is located in on 21 ha and covers 180.187 m² of which 138.285 m² is usable space.
- The hospital functions are distributed over 14 main levels and one additional technical installation level.
- The hospital consists of well over 6.000 individual rooms.
- The VMA consumes 45 GWh of electricity, 680,000 m³ of water and about 112 GWh of natural gas.

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 Development Bank (KfW)** in Frankfurt am Main.



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For the implementation of this project, the implementation consultant **management4health AG (m4h) Frankfurt am Main** has been selected through open competitive international bidding to 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.

First Phase (Subject to the Upcoming Tender)

The following measures are included in one Tender:

1. **Photovoltaic Power Plant on Parking Areas and Roofs (FIDIC YELLOW BOOK)**
Design and construction of one or more photovoltaic power plants on parking areas around the facility, operating in self-consumption mode. The total simultaneous electrical capacity of the facility is approximately **5 MW**. The canopy design and foundations—especially those above parking areas—must ensure **maximum energy output** along with **high functionality and aesthetic quality**.
2. **New Boiler House for the VMA hospital**, including installation of hot water pipelines to the building (**FIDIC YELLOW BOOK**)
Design and construction of a new boiler room within the Military Academy premises. The plan includes **three hot water boilers** with an approximate capacity of **8.0 MW each** for heating and domestic hot water supply. The boiler room will be a ground-level structure, measuring **25m x 25m**, with an **underground tank for light fuel oil**. Dedicated pipeline connections to the VMA building and concrete channels for the pipes are also included.
3. **Structural Rehabilitation Works (FIDIC MDB PINK BOOK)**
Rehabilitation of the reinforced concrete structure based on design documentation and recommendations provided in the Structural Integrity Report of the VMA. This includes: Technical floor and damaged concrete components; Rehabilitation of the hydrotherapy pool and structures in the chiller plant area; Rehabilitation of concrete slab below the demineralized water system; Structural elements at the service entrance (bridge structure and retaining wall).
4. **Reconstruction of the Sanitary Hot Water System (FIDIC MDB PINK BOOK)**
5. **Roof Reconstruction on the VMA Building (FIDIC MDB PINK BOOK)**
6. **Reconstruction of the Hydraulic Systems (FIDIC MDB PINK BOOK)**. This measure also includes the installation of a new grease interceptor for the central kitchen.



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Note: These works also include installation of specific sensors and actors for **digital controls** (Technology LAN) for the new building automation system. All newly installed equipment will be ready for **integration into the future BMS system** according to the adopted communication protocol.

Tender Process

The tendering process will be conducted in accordance with KfW's *"Guidelines for Procurement - Procurement of Consulting Services, Works, Plant, Goods and Non-Consulting Services in Financial Cooperation with Partner Countries"*. 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.

The Tender Process is divided **into two consecutive stages**:

In the first stage - Prequalification, applicants are required on the basis of a Request for Application to demonstrate their qualification in terms of experience, capacity and resources to perform the contract.

Applicants who fulfil the requirements as per Request for Application are considered prequalified.

In the second stage prequalified applicants are invited to submit a technical and financial offer.

The tender will be structured in **one tender with several sub-lots** depending on the design to be performed by the employer or the contractor.

Planned Implementation period of the First Phase (Subject to the Upcoming Tender) is from 2Q 2026 until 2Q 2027.

The **relevant tender notices** will be published on the **GTAI website** (www.gtai.de), also **website Ministry of Mining and Energy** (www.mre.gov.rs) and other local publication platforms.

We look forward to your interest and participation.

Sincerely,

Head of the Project implementation Unit
Ministry of Mining and Energy

PMO Agent
Project Implementation Consultant
management4health AG