

IMAGINE A BUILT ENVIRONMENT THAT  
ENABLES A HIGH QUALITY OF LIFE FOR ALL



## PUBLIC PROCUREMENT – GREEN BUILDINGS - OSTRAVA

PROJECT BUILD UPON  
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North Moravian Training Institute



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## Public buildings renovation – new possibilities for North Moravia

With the fifth workshop, we have moved in the second stage of discussion workshops on building renovation of the public sector and exploit the potential of the amended Law on Public Procurement. A series of seminars entitled *Procurement of environmentally friendly buildings* and after the workshop in Brno is now held in Ostrava, Prague will follow. The topic of public procurement is crucial to the entire public sector, i.e. central governmental buildings as well as thousands of municipal buildings and related organizations. At the same time, public buildings serve to raise citizens' awareness about energy efficient and sustainable solutions. Public procurement is therefore very closely related to the national renovation strategy.

### PURPOSE OF THE WORKSHOP

The main purpose of this workshop was the same as in South Moravian Region:

- To discuss possible approaches to contracting under the new law on public procurement in order to encourage the process of preparing contracts and the use of quality requirements and evaluation criteria.
- Get together representatives of public procurers and potential bidders for discussion and in accordance with the existing legal framework to identify pitfalls that lead to a reluctance of quality applicants to participate in government tenders.
- To inform about the possibilities of using only the energy, environmental and social criteria, but also on the complexity of the procurement - for example, to deal collectively with project preparation and execution of work, or even operate the facility.
- Presentation of [Manual for green public procurement](#), which the Czech Green Building Council prepared in cooperation with the Ministry of Industry and Trade and the Ministry for Regional Development.

The main goal of this workshop was to support national renovation strategy. After identifying major barriers - procurement - following a series of workshops will focus on this topic. Partial specific objectives were:

- Public procurement relates to all new construction and renovation of public sector and thus there is a huge need for support quality of procurement with clear requirements for quality and durable solutions, not just the cheapest ones.
- There is a need to raise awareness among public authorities on the possibilities of setting the terms of reference and evaluation criteria so as to compete with the contract with regard to quality. There is a need to share good practice, which will be available in next months after the entry into force of the new law on public procurement into force in October 2016.
- It is necessary to involve quality architects, designers and consultants as potential candidates for public contracts because the previous years of experience competing at the lowest price led capable candidates to refusing participation in tenders.
- We need to discuss the role of the state in renovating in relation to obligations under Articles of EED. This is related to the search for new funding opportunities for quality renovations not only through subsidy support, but also from other sources and to support education.
- Consequently, it is necessary to raise public awareness about good access to the public sector for renovation and maintenance of buildings and to transfer such responsibility for quality, durability.

At the beginning, participants were given detailed information about new law on public procurement and the specific possibilities of using the law for green buildings, about project "*Support the implementation and development of socially responsible public procurement*" in relation to friendly buildings and about possibility of financing projects through grant programs and energy services, which are huge topics for the public sector.

Participants then discussed access to public procurement with these experts, in order to enter and solve quality projects, share information about the new law on public procurement and about their own experience. New law allows for example preliminary market consultation with potential suppliers. Negotiated procedure with or without publication were highly of participants' interest as it could well serve for complex solutions in building renovation sector. Practical approach of potential bidding company and own high-quality projects were discussed in the afternoon session by representative of progressive developer company Intoza. Further, aspects of the implementation of technical requirements were discussed with participants and architect Robert Leníček.

*Manual for green public procurement* for authorities awarding public contracts for construction was presented by Petr Zahradník. It includes description of procedures for the procurement process, which correspond not only to the immediate requirements of the quality of the finished work, but also the requirements for optimum operation, durability and sustainability.

### MAIN OUTCOMES OF THE WORKSHOP AND CONCLUSIONS

The subsequent discussion revealed several major conclusions that affect the actions renovation strategy:

1. The new law has to be well mentioned together with the renovation strategy. It should result in clear renovation action plans of municipalities.
2. It is needed to inform contracting authorities continuously and intensively about possibilities that the new law on public procurement allows – namely negotiated procedure with or without publication, preliminary market consultations with potential contractor or Design and Build approach.
3. Contracting entities should create a team of experts in the preparation, construction and evaluation phases of any project.

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