

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



PUBLIC PROCUREMENT OF RENOVATION OF PUBLIC BUILDINGS

PROJECT BUILD UPON
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Public procurement of renovation of public buildings

The recommendations emerged from the discussions among stakeholders at the workshop Build Upon, held on 08/11/2016 in Bratislava.

The main topic of the workshop: Public procurement of renovation of public buildings

Aim of the workshop: The reality in the renovation works of public buildings is currently worrying, since decisions are mainly made on the basis of lowest price. It may often turn against the contracting authority in the form of poor quality of services delivered, subsequent problems in the use of the building and lack of saving energy and money. During this workshop, brought together the different stakeholders to discuss the possibility of improvements in terms of public procurement, and the use of so-called Green public procurement practices in order to achieve a higher level of quality of renovation of public buildings.

Recommendations:

1. Improve the exact description of the contract (clearly defined minimum requirements in conditions) for public procurement of buildings, e.g. quality technical specification with the option of the use of environmental specification. The problem is not the process of public procurement but the initial setup – the description of the contract. Therefore, it is necessary to have a detailed project feasibility documentation and the statement of assessment for the building renovations procurement, proposition of system solutions with the exact technical specification and product parameters. Submission of evidences of suppliers offer; in case there are doubts on the use suitability of the goods, services etc.
2. A proposal for control days of the contract on account of guidelines – in terms of buildings - independent supervision, contract terms.
3. The criteria must be related to the matter of the contract, e.g. technical parameters - product sheets, in which there are instructions on how to make the evaluation.
4. Complete the missing regulations of the project documentation procurement and interconnection of regulations with public procurement. For example, by completing the notice 453/2000 of Collection of Laws of Ministry of Environment of the Slovak Republic from the 11th December 2000, by which certain regulations of the Building Act are implemented and its connection to public procurement.
5. The use of the criteria "lifecycle of a structure, building, goods and service" public procurement.
6. "Careful" adjustment of the "criteria" in public procurement in order not to be cancelled due to the discrimination (conditions for participation). What to recommend? Set measurement (cost, time etc.) of individual criteria for offer evaluation should be consistent with economic benefits of such individual criteria within the overall offer evaluation.
7. Create the online space (website) of inspiration for public procurement in terms of past successful procurements - public exemplary examples – e.g. include examples of best practice at the webpage of the Office for Public Procurement.
8. The use of electronic public procurement – temporal aspect (the best advantage yet), assists in the documentation of the process, available documents.
9. Personnel specialization in particular public procurement, personnel reinforcement of departments responsible for public procurement, recommendation for municipalities - (syndication due to mutual assistance) - joint public procurement.
10. Address an external procurer of public procurement, if necessary - on the basis of references and positive experience.
11. Adjust the unclear and inconsistent Act of public procurement. There are defined particular illogical assessments.

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