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**Italy-Bergamo: Building installation work  
2015/S 108-195116**

**Prior information notice**

**Works**

Directive 2004/18/EC

**Section I: Contracting authority**

**I.1) Name, addresses and contact point(s)**

Azienda Lombarda Per L'edilizia Residenziale Di Bergamo Lecco Sondrio  
Via Mazzini 32/a  
Contact point(s): Procurement Office  
For the attention of: Chiara Mapelli  
24128 Bergamo  
ITALY  
Telephone: +39 0352058175  
E-mail: [appalti@alerbg.it](mailto:appalti@alerbg.it)  
Fax: +39 035264714

**Internet address(es):**

General address of the contracting authority: <http://www.alerbg.it>

**Further information can be obtained from:**

Azienda Lombarda Edilizia Residenziale di Bergamo Lecco Sondrio  
Via Mazzini 32A  
For the attention of: Maria Teresa Birolini  
24128 Bergamo  
ITALY  
Telephone: +39 035259595  
E-mail: [comunicazione@alerbg.it](mailto:comunicazione@alerbg.it)

**I.2) Type of the contracting authority**

Body governed by public law

**I.3) Main activity**

Housing and community amenities  
Other: Innovation, Smart City, Development, European Funds and energetic refurbishment

**I.4) Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II.A: Object of the contract (Works)**

**II.1) Title attributed to the contract by the contracting authority:**

Contract for the extraordinary maintenance works of a residential building through the deployment of innovative solutions within the project 'Public Procurement of building innovative solutions'. Project acronym: PROBIS.

**II.2) Type of contract and location of works**

Main site or location of works: Treviglio Via dei Mulini 10/20.

Treviglio Via Filzi 11/13.  
ITC4

II.3) **Information on framework agreement**

The notice involves the establishment of a framework agreement: no

II.4) **Short description of nature and scope of works**

Within the context of the European project PROBIS — 'Public Procurement of Building Innovative Solutions', ALER Bergamo Lecco Sondrio (ALER — headquarters of Bergamo) is willing to carry out a public procurement procedure of innovative solutions for the extraordinary refurbishment works of two social housing buildings located in Treviglio (BG), the first of 54 dwellings located in Via dei Mulini 10/20 (buildings with four floors) and the second of 54 dwellings in via Filzi 11/13 (buildings with 6 floors), dates back to the early '80s, are poorly insulated and they have very obsolete plants.

Indeed, the main goal of the EU project PROBIS is to use the leverage of public demand to stimulate the construction market to develop or improve new integrated approaches and solutions, focused on buildings' refurbishment process. To this scope, the PROBIS project is developing a coordinated performance-based procurement action among the different project partners and namely: 4 European public procuring entities (City of Torino — Italy; Lombardia Region — Italy; Borlänge kommun – Sweden; City of Miskolc Holding Local Asset Management Plc. — Hungary) coordinated by Environment Park (Italy) and supported by other technical partners experts in building and public procurement (The European House Ambrosetti SpA, Andalusian Energy Agency, Andalusian Institute of Technology, SP Technical Research Institute, Hungarian National Innovation Office).

The project finally aims to achieve the realization of 4 procurement procedures of innovative solutions in the sustainable construction sector, including one or more of the following 4 main classes of technologies and products: envelop components (ENV); energy generation and distribution systems (EGD); running phase, through energy management systems (EMS); mechanical ventilation systems with high energy recovery efficiency (WMR). Find more detailed description of the 4 pilots' needs on-line at [www.probis.eu](http://www.probis.eu)

The aims of the pilot project of ALER are:

1. to reduce the consumption of fossil derived fuel through a set of interventions on the building envelopes and on the Space Heating (SH) and sanitary hot water (SHW) plants;
2. to provide easy regulation, metering and billing of the SH and SHW consumption;
3. to keep quantity and cost of maintenance on heating system and windows below the historical one on similar buildings.

In particular, it is expected an energy saving of about 40 %, of the primary energy for SH and SHW, on the Via dei Mulini building, and a saving of about 24 % on Via Filzi building, both compared to current consumption. All those innovative solutions should increase of the internal thermal comfort and the air quality as well as to have better conditions for tenants.

Further objectives to be considered for the selection of the envisaged solutions: low environmental impact, minimum time interference and disturbance to tenants, user friendly solutions, integration with all existing and future ICT appliances, tenants should stay at their homes during renovation, considerably simple and short time of installation with no disruption for tenants.

Estimated value excluding VAT:

Range: between 800 000 and 1 000 000 EUR

**Lots**

This contract is divided into lots: no

II.5) **Common procurement vocabulary (CPV)**

45300000, 45259000, 38570000, 44221110, 45421112, 45320000, 42160000, 42131110, 42520000

II.6) **Scheduled date for start of award procedures and duration of the contract**

II.7) **Information about Government Procurement Agreement (GPA)**

The contract is covered by the Government Procurement Agreement (GPA): yes

II.8) **Additional information:**

The Lombard Social Housing Company for the Province of Bergamo — Lecco — Sondrio is a public body that operates through the purchase, construction and recovery of homes and properties to rent and sell to medium and low income families. The pilot building is owned by ALER which will then carry out the procurement procedure itself.

The ALER will organize with Lombardy Region and in strong coordination with the other partners early market engagement activities.

In particular, PROBIS will organize at least 3 open market consultation sessions — at least one in Italy — as an analysis of the State-of-the art at least at EU level.

All the information about the project and about organization of these events will be made available in due time on the project website ([www.probisproject.eu](http://www.probisproject.eu)) and onto main local institutional websites [www.alerbg.it](http://www.alerbg.it)

The market consultation involves the proactive analysis of supply markets and provide a pre-information to the market in order to give a congruous time for the preparation of fit-for-purpose proposals. The market consultation will provide crucial input to the procurement plan. The PROBIS market consultation is aimed to these following goals:

- test the viability of the scope of the contracts to be procured (the range of deliverables to be procured under each pilot);
- test the viability of the envisaged solutions/technologies within the given period of time;
- Identify market risks potentially able to endanger business goals and supplier performance;
- find out whether technologies are commercially available and acquire information about the pros and cons and the level of coverage of the desired functionalities;
- enable and increase the opportunities for industry to form fit-for-purpose consortia.

The market consultation sessions are conceived and organized with due regard to the principles of openness, transparency, non-discrimination and equal treatment, in line with European procurement law.

Participants and prospective contractors are not expected to submit tenders or proposals at this preliminary stage.

The competitive phase of the PROBIS coordinated public procurement procedure will be conducted separately with an open and advertised procurement procedure.

The market consultation does not lead to any obligations on the part of the contracting authorities involved in the PROBIS project or to any rights or privileges for the participants. The contracting authorities involved in the PROBIS project are not legally bound in any way by the outcome of the market consultation.

No advantage or disadvantage will be given to any supplier / group of suppliers to the detriment of others during the market consultation and sub-sequent competitive procedure for the award of contracts procurement.

During and for the purpose of the early market engagement processes, legal assurances is put in place that suppliers' intellectual property rights (IPRs), communicated in written form, will be protected.

The market consultation will be conducted in the form of oral bilateral consultations. A written contribution (based on a questionnaire) could be provided by the participants to form the basis for more in-depth State-of-the-art analysis and to assure the confidentiality on the information and solutions provided.

In order to best understand the scope of this procurement and fruitfully participate to any early market engagement activities for any interested party, a 'Procurement Prospectus' is also published onto the aforementioned websites: this document better describes ALER pilot (including the 'as built' data of the targeted building) and specifically states the objectives that will be pursued through the procurement (the solution desired

and the related functional and performance requirements). The Prospectus will be a 'living document', which will be updated according to any project progress.

It is worth to be mentioned that this 'Pre-information notice' gives some instructions for the future contract and does not represent a formal commitment for the future execution. It also is not part of any pre-qualification or selection process.

**Section III: Legal, economic, financial and technical information**

**III.1) Conditions relating to the contract**

**III.1.1) Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:**

**III.2) Conditions for participation**

**III.2.1) Information about reserved contracts**

**Section VI: Complementary information**

**VI.1) Information about European Union funds**

The contract is related to a project and/or programme financed by European Union funds: yes  
Reference to project(s) and/or programme(s): PROBIS project — 'Public Procurement of Building Innovative Solutions' (Grant Agreement n. SI 66.52.52).

**VI.2) Additional information:**

**VI.3) Information on general regulatory framework**

**VI.4) Date of dispatch of this notice:**

1.6.2015