770257-2026 - Competition

Albania – Architectural, construction, engineering and inspection services – Preparation of audits, detailed design, tender documents, supervision of civil works for the implementation of energy efficiency measures in local public buildings across all four municipalities
OJ S 215/2026 05/11/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Ministry of Finance
Email: tender_CFCU@financa.gov.al
Legal type of the buyer: Body governed by public law
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Preparation of audits, detailed design, tender documents, supervision of civil works for the implementation of energy efficiency measures in local public buildings across all four municipalities
Description: This Contract covers the preparation of investment-ready documentation for 50 pre-selected local public buildings in the municipalities of Berat, Shkodër, Korçë and Përmet, including offices, kindergartens, libraries, and social and cultural centres. The Assignment includes the preparation of energy audits, detailed technical designs, building permit documentation, Bills of Quantities, Environmental and Social Management Plans, and PRAG-compliant tender documentation. All 50 buildings will be assessed and prioritised in accordance with DCM No. 468/2024 . Based on this prioritisation, buildings with a total gross floor area of at least 22,000 m² will be selected for the implementation of energy-efficiency measures under a subsequent Works Contract. The Contract also includes the supervision of the civil works implemented in the selected buildings. The Service Contract is structured in two phases, comprising a total of 60 months of service provision, with a 12-month interim period between the two phases. Phase 1, lasting 24 months, covers the energy audit, preparation of the detailed technical design and preparation of the tender dossier for the Works Contract. This phase will be followed by a 12-month interim period, during which the procurement procedure for the Works Contract is expected to take place and no services will be required under the Service Contract. Phase 2, lasting 36 months, will cover the supervision and monitoring of the Works, commencing upon the start of the Works Contract.
Procedure identifier: d58058b4-7b5e-4d70-82b6-ada492e3ec42
Internal identifier: EC-ENEST/TIA/2026/EA-RP/0111
Type of procedure: Restricted
The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

2.1.2. Place of performance

Country: Albania
Anywhere in the given country
Additional information: Please consult the procurement documents.

2.1.3. Value

Estimated value excluding VAT: 2 100 000,00 EUR

2.1.4. General information

Additional information: For any additional information, please refer to the document A5f "Additional information about the Contract Notice". In case of unavailability or disruptions in the functioning of the electronic means of communication provided in Section 5.1.11 in the last 5 calendar days before the time limit for receipt indicated in Section 5.1.12, the contracting authority reserves the right to extend this time limit and publish the extension at the Internet address provided in Section 5.1.11, without a preceding publication of a corrigendum to this notice. Economic operators interested in this procurement are invited to subscribe to the call for tenders at the address in Section 5.1.11 in order to get notified when new information or documents are published.

Legal basis:

Regulation (EU, Euratom) 2024/2509
LocalLaw - Procurement award procedure applying to European Union external actions financed from the general budget of the European Union and the European Development Fund (EDF)

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Preparation of audits, detailed design, tender documents, supervision of civil works for the implementation of energy efficiency measures in local public buildings across all four municipalities

Description: This Contract covers the preparation of investment-ready documentation for 50 pre-selected local public buildings in the municipalities of Berat, Shkodër, Korçë and Përmet, including offices, kindergartens, libraries, and social and cultural centres. The Assignment includes the preparation of energy audits, detailed technical designs, building permit documentation, Bills of Quantities, Environmental and Social Management Plans, and PRAG-compliant tender documentation. All 50 buildings will be assessed and prioritised in accordance with DCM No. 468/2024 . Based on this prioritisation, buildings with a total gross floor area of at least 22,000 m² will be selected for the implementation of energy-efficiency measures under a subsequent Works Contract. The Contract also includes the supervision of the civil works implemented in the selected buildings. The Service Contract is structured in two phases, comprising a total of 60 months of service provision, with a 12-month interim period between the two phases. Phase 1, lasting 24 months, covers the energy audit, preparation of the detailed technical design and preparation of the tender dossier for the Works Contract. This phase will be followed by a 12-month interim period, during which the procurement procedure for the Works Contract is expected to take place and no services will be required under the Service Contract. Phase 2, lasting 36 months, will cover the supervision and monitoring of the Works, commencing upon the start of the Works Contract.

Internal identifier: EC-ENEST/TIA/2026/EA-RP/0111

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services
Options:
Description of the options: provided they are in conformity with the basic project, new services or works consisting in the repetition of similar services or works, may be entrusted up to 20 % of the initial contract to the initial contractor by negotiated procedure without prior publication of a contract notice.

5.1.2. Place of performance

Country subdivision (NUTS): Extra-Regio NUTS 3 (ALZZZ)
Country: Albania

5.1.3. Estimated duration

Start date: 29/10/2027
Duration: 72 Months

5.1.5. Value

Estimated value excluding VAT: 2 100 000,00 EUR

5.1.6. General information

Reserved participation:
Participation is not reserved.
Procurement Project fully or partially financed with EU Funds.
Information about European Union funds:
EU funds programme: Instrument for Pre-accession assistance (IPA III) (2021/2027)
The procurement is covered by the Government Procurement Agreement (GPA): no
Additional information: The procurement is funded by the following EU programme: Instrument for Pre-accession Assistance.

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 4
Maximum number of candidates to be invited for the second stage of the procedure: 8

5.1.10. Award criteria

Criterion:
Type: Quality
Description: Please consult the procurement documents.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 80
Criterion:
Type: Price
Description: Please consult the procurement documents.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 20

5.1.11. Procurement documents

Address of the procurement documents: https://ec.europa.eu/info/funding-tenders/opportunities/portal/screen/opportunities/tender-details/d58058b4-7b5e-4d70-82b6-ada492e3ec42-CN?#anchorDocuments
Ad hoc communication channel:
Name: Funding and Tenders Portal
URL: https://ec.europa.eu/info/funding-tenders/opportunities/portal/screen/opportunities/tender-details/d58058b4-7b5e-4d70-82b6-ada492e3ec42-CN?#anchorDocuments

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Not allowed
Justification for why electronic submission is not possible: Tools, devices, or file formats not generally available
Description: Submissions should be sent to the address indicated in the invitation letter.
Languages in which tenders or requests to participate may be submitted: English
Electronic catalogue: Not allowed
Deadline for receipt of requests to participate: 22/12/2026 16:30:59 (UTC+01:00) Central European Time, Western European Summer Time
Terms of contract:
The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Allowed
Electronic ordering will be used: yes
Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: National court of Albania
Organisation providing more information on the review procedures: Ministry of Finance

8. Organisations

8.1. ORG-0001

Official name: Ministry of Finance
Registration number: Ministry of Finance
Postal address: Bulevardi Deshmoret e Kombit, Nr 4, Tirana
Town: Tirana
Postcode: 1001
Country subdivision (NUTS): Tiranë (AL022)
Country: Albania
Email: tender_CFCU@financa.gov.al
Telephone: +32 2 299 11 11
Internet address: https://financa.gov.al/en/cfcu-2/
Roles of this organisation:
Buyer
Organisation providing more information on the review procedures

8.1. ORG-0002

Official name: National court of Albania
Registration number: National court of Albania
Postal address: Bulevardi Deshmoret e Kombit, Nr 4, Tirana
Town: Tirana
Postcode: 1001
Country subdivision (NUTS): Tiranë (AL022)
Country: Albania
Email: tender_CFCU@financa.gov.al
Telephone: +32 2 299 11 11
Internet address: https://financa.gov.al/en/cfcu-2/
Roles of this organisation:
Review organisation

8.1. ORG-0003

Official name: European Commission
Registration number: EUCOM
Postal address: Mondrian (CDMA), Rue du Champ de Mars 21
Town: Brussels
Postcode: B-1050
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: tender_CFCU@financa.gov.al
Telephone: +32 2 299 11 11
Internet address: https://commission.europa.eu/
Roles of this organisation:
TED eSender

Notice information

Notice identifier/version: 26d31896-076a-4172-97f8-911f167b4a73 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 03/11/2026 16:08:26 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: English
Notice publication number: 770257-2026
OJ S issue number: 215/2026
Publication date: 05/11/2026