

**TERMS OF REFERENCE**  
**FOR**  
**INVESTMENT COST ASSESSMENT FOR THE BUKOVICKA BANJA SPECIALIZED**  
**HOSPITAL FOR REHABILITATION**  
**CONTRACT FOR CONSULTING FIRM**  
**RS-NCD-96040YF-CS-CQS-25-2.1.9**

## **1. BACKGROUND**

The Republic of Serbia has received the loan from the International Bank for Reconstruction and Development (IBRD) toward the cost of *Serbia Noncommunicable Diseases Prevention and Control Project* (SNDPCP), Loan No. 96040-YF, in the amount of EUR 70.7 million equivalent.

In line with the respective Loan Agreement for SNDPCP, the project is being implemented by the Project Coordination Unit (PCU), established by the Ministry of Health of the Republic of Serbia (MoH).

The Loan Agreement for SNDPCP was signed on August 6, 2024 and became effective on December 18, 2024, following its ratification by the National Assembly. The project closing date is March 31, 2029. The objective of SNDPCP is to improve Serbia's health system effectiveness in addressing noncommunicable diseases (NCDs) by means of:

- Improving provider competence and accountability, which will include strengthening PHC and palliative care capabilities for NCDs and improving health financing for better accountability;
- Increasing availability of services, which will include strengthening health institutions infrastructure and developing digital solutions for effective management of key health system resources; and
- Strengthening quality of public health and clinical services, which will include improving quality of NCD prevention, strengthening quality improvement systems, and improving quality and safety of anti-cancer drug treatment.

The project will also improve the Government's response capacity in case of emergency likely to imminently cause a major adverse economic and/or social impact associated with natural or man-made crises or disasters. In such a case, funds intended for the above-mentioned activities would be reallocated to finance necessary goods and consulting services.

## **2. OBJECTIVE OF THE ASSIGNMENT**

The objective of the assignment is to i) assess the cost of the planned construction and equipping of the *Bukovicka banja* Specialized Hospital for Rehabilitation based on the existing Bill of Quantities (BoQ) from the Design for Construction (Serbian: projekat za izvođenje) developed by *Koning* Ltd. – company engaged independently by the Hospital; ii) review the existing design,

technical description and BOQ and identify any missing elements, and iii) provide a comprehensive cost estimate with recommendations for possible optimization of costs, in several options if relevant.

### **3. SCOPE OF WORK**

The purpose of this assignment is to provide an accurate cost assessment of the planned investment based on the existing BoQ from the Design for Construction. The consultant will review the provided documentation, verify completeness, identify any missing elements, and prepare a comprehensive cost estimate, ensuring all necessary works and equipment are accounted for.

**To be specific, the Consultant is expected to:**

1. **conduct a review of the project documentation and BoQ** – including design, technical specification, method statements etc. including analysis of the provided BoQ and verification of its alignment with the Design for Construction;
2. **update and/or provide estimate of the cost based on BoQ** – Calculation of the investment cost using current market prices for materials, labor, and equipment;
3. **identify missing items** – Recognition of any works, equipment, or services not included in the BoQ but necessary for the project completion, missing permits (if any) and detailed review of existing permit validity, as required for compliance with the national laws and regulation;
4. **estimate additional cost** – Evaluation of the financial impact of missing items and integration into the total investment estimate;
5. **carry out comparison with similar projects** – Benchmarking against reference projects (at least two projects carried out in the last 12 months) to validate cost assumptions;
6. **provide final report and recommendations** – Preparation of a structured report outlining results of the activities as above, including but not being limited to the total costs, missing items, optimization opportunities, and final investment assessment.

### **4. DELIVERABLES**

**The following five deliverables constitute integral parts of a single consolidated report focused on a comprehensive assessment of project costs and documentation:**

1. **Review Report on the Bill of Quantities (BoQ) and Project Documentation**
  1. Verification of alignment between BoQ and Design for Construction
  2. Identification of any inconsistencies or missing elements
2. **Cost Assessment Report**
  1. Detailed cost estimation based on the existing BoQ
  2. Breakdown of costs for materials, labor, equipment, and specialized installations
3. **List of Missing Items and Additional Cost Estimate**
  1. Identification of works, equipment, or services not covered in the BoQ
  2. Financial impact assessment of missing elements
4. **Comparative Cost Analysis**
  1. Benchmarking against similar projects
  2. Identification of cost deviations and justification

## **5. Final Investment Assessment Report**

1. Consolidated total cost estimate, including both BoQ-based and additional identified costs
2. Recommendations for potential cost optimization and investment efficiency
3. Summary of key findings and conclusions

## **5. TIMETABLE**

The expected duration of the assignment is 3 weeks, with the begin date and end date to be defined in the contract.

## **6. QUALIFICATIONS**

The consultant should possess the following qualifications and experience:

- 5.1 The Consultant shall be registered in the Republic of Serbia as a company specialized in architectural/civil/mechanical engineering services for at least 5 years;
- 5.2 The Consultant shall have at least one licensed architectural engineer or licensed civil engineer (employed on a full-time or a part-time basis);
- 5.3 The Consultant shall have experience in providing similar services for at least five new buildings larger than 4000m<sup>2</sup> in the last two years;
- 5.4 The Consultant shall provide a clear description of conducted activities and provide names and contact info of other parties;
- 5.5 The Consultant shall engage licensed engineers for respective parts of the Cost Assessment Report (i.e. mechanical, electrical (high and low voltage, including fire detection), plumbing, roads and fire protection and similar). Engineers can be employed or subcontracted (contract with availability details is obligatory). The engineers should be fully qualified for the tasks assigned and have license from the Chamber of Engineers and Technicians of Serbia;
- 5.6 All engaged engineers shall have at least 5 years of experience in their field of occupation;
- 5.7 Engaged engineers shall have documented experience in providing cost assessments for at least three buildings exceeding 4000m<sup>2</sup> in the last two years.

## **8. SELECTION**

The consultant will be selected under the provisions of the *World Bank Procurement Regulations for Borrowers under Investment Project Financing* dated July 1, 2016, revised in September 2023, using Qualifications-Based Selection (QBS) method, and subsequently engaged under a Lump-sum contract.

## **9. PAYMENT**

- 100% after submission of the final Report