

## NOTICE OF PARTICIPATION, INCLUDING FOR PRE-SELECTION PROCEDURES / NEGOTIATED PROCEDURES

regarding the procurement of: *Study services for the development of the real estate market (Estate Moldova)*

through the procurement procedure: *Open tender*

Was the procedure included in the contracting authority's public procurement plan (Yes/No):

Yes Link to the published public procurement plan: <https://invest.gov.md/achizitii/planul-de-achizitii-pentru-anul-2025/>

1. Name of the contracting authority: *Public Institution Investment Agency*
2. IDNO: *1006601001078*
3. Address: *2 Eugen Doga Street, Chisinau Municipality*
4. Phone number: *+373 22 27 36 54*
5. Email address and official website of the contracting authority: [office@invest.gov.md](mailto:office@invest.gov.md),  
<https://invest.gov.md>

6. Email address or official website from which the procurement documents can be accessed:

7. The procurement documents are attached to the procedure within the "RSAP" e-Procurement System (SIA „RSAP”).

8. Type of contracting authority and main activity (if applicable, specify whether the contracting authority is a central purchasing body or if the procurement involves another form of joint procurement): **Public institution under the subordination of the State Chancellery.**

9. The beneficiary invites interested economic operators, capable of meeting its needs, to participate in the procurement procedure for the provision of the following services:

Item No.	CPV Code	Description of the requested services	Unit	Quantity	Full technical specification required, Reference standards	Estimated value (to be specified for each lot separately, excluding VAT)
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Single lot	79311100-8	Study services for the development of the real estate market (Estate Moldova)	Service	1	According to the Terms of Reference	MDL
Total estimated value						333 333,33 MDL

**Notă\***: Following the completion of the electronic auction, if such auction has taken place and the initial prices have been reduced according to the conducted rounds, the updated price specifications form (Annex No. 23) shall be submitted in electronic format, signed with an electronic signature, to the email address specified in the procurement documentation.

10. For pre-selection procedures, the minimum number of candidates and, if applicable, the maximum number must be indicated: ***Not applicable***.

11. If the contract is divided into lots, an economic operator may submit an offer (select as appropriate):

\*For a single lot, for several lots, or for all lots, depending on its capacity to provide the services required under each lot. Admission or rejection of alternative offers: ***Alternative offers are not accepted***.

12. Terms and conditions for the provision of services: ***Strictly in accordance with the actual needs of the contracting authority, in order to ensure efficient and timely implementation of the planned activities***.

13. Contract validity period: ***Until 31.12.2025***.

14. Is the procurement contract reserved for sheltered workshops or for performance under protected employment programs (if applicable): ***No***.

15. Is the performance of the service reserved for a specific profession based on legal or administrative acts (if applicable): ***No***.

16. Brief description of eligibility and selection/pre-selection criteria that may lead to disqualification; minimum required level(s); and the information to be provided:

Item No	Qualification and Selection Criteria (Description)	Means of Demonstrating Compliance	Minimum Level Required
1.	European Single Procurement Document (ESPD)	Original, electronically signed	Mandatory documents
2.	Declaration regarding the validity of the	Form in accordance with Annex No. 8 of the Standard Documentation, approved by Order	Mandatory documents

	offer	No. 115/2021, electronically signed	
3.	Proof of legal registration of the entity	Copy of certificate and/or extract from the state register, issued by the competent authority in the bidder's country of establishment. The extract must be issued within the last 12 months	Yes
4.	Certificate of bank account allocation	Copy of the certificate issued by the account-holding bank	Yes
5.	Declaration of Experience in Real Estate Market Studies and Investment Analyses	<p><b>Declaration of Experience in Real Estate Market Studies and Investment Analyses</b></p> <p>The economic operator shall submit a declaration confirming proven experience in the elaboration of real estate market studies or investment-related analyses, both in the Republic of Moldova and in comparable regional markets (such as Romania, Albania, Serbia, North Macedonia, Georgia).</p> <p><b>Supporting documents:</b> List of relevant projects, copies of contracts, acceptance protocols, or reference letters issued by the beneficiaries.</p>	Yes
6.	Technical specifications	Form in accordance with Annex No. 22 of the Standard Documentation, approved by Order No. 115/2021, electronically signed	Mandatory documents
7.	Price specifications	Form in accordance with Annex No. 23 of the Standard Documentation, approved by Order No. 115/2021, electronically signed	Mandatory documents
8.	Most recent financial report	Copy of the 2024 financial report, with proof of submission to the National Bureau of Statistics or equivalent documents issued by the competent authorities in the country of origin	Yes
9.	Note	The contracting authority shall verify tax and social contribution compliance via the State Tax Service. If not possible, the tenderer shall submit a certificate (or equivalent document) issued by the competent authority of the country of establishment. Fiscal Code thresholds apply for outstanding debts.	Yes

According to point 58, Section 3 of the Standard Documentation, the prices for the requested services shall be indicated in Moldovan Lei (MDL), with two decimal places.

In the event that the Public Institution Investment Agency identifies a discrepancy between the sum of the unit prices and the total price stated in Annex No. 23 of the Standard Documentation, the unit price excluding VAT shall prevail, and the total amount shall be corrected accordingly, with prior coordination with the economic operator. If the bidder does not accept the correction of these errors, the offer shall be rejected accordingly.

Pursuant to Article 19, paragraph (3), letter d) of Law No. 131/2015 on Public Procurement, the Investment Agency shall exclude from the award procedure any bidder who provides false information or fails to submit the requested information for the purpose of demonstrating compliance with the qualification and selection criteria.

17. Reason for use of the accelerated procedure (in the case of open, restricted, or negotiated procedures), if applicable: Not applicable. **Specific techniques and tools for awarding the contract** (e.g., framework agreement, dynamic purchasing system, or electronic auction): **Not applicable.**

18. Special conditions on which the performance of the contract depends (if applicable): **As specified in the Terms of Reference.**

19. Currency in which the offers must be submitted: **MDL (Moldovan Leu)**

20. Award criterion applied for the contract award: **best value for money (quality-price ratio).**

Evaluation factors for determining the most economically advantageous tender and their respective weightings:

Proposals will be evaluated on the basis of the best value for money principle, using the formula:  
**Total Score (TS) = Technical Score (TS<sub>technical</sub>) + Financial Score (TS<sub>financial</sub>)**

- **Maximum Technical Score (TS<sub>technical</sub>): 60 points**
- **Maximum Financial Score (TS<sub>financial</sub>): 40 points**

Technical Evaluation Criteria (60 points total)

Criterion	Maximum Points	Evaluation Methodology
1. Team expertise & experience	40 points	Evaluation of the qualifications and relevant past experience of the team members assigned to the project. Evaluation of the relevant professional experience of the nominated Project Manager, in similar studies and

		<p>projects.</p> <p>The financial score (TSfinancial) shall be calculated using the formula:</p> $TS_{\text{financial}} = (P_{\text{min}} / P_{\text{bid}}) \times 40$ <p>where:</p> <p>Pmin = the lowest evaluated bid price</p> <p>Pbid = the price of the bid under evaluation</p> <p>The bid with the lowest price will automatically receive 40 points.</p> <p>Other bids will receive proportionally lower scores, calculated by dividing Pmin by Pbid and multiplying the result by 40.</p> <p>Financial offers with unrealistically low prices, which may compromise the quality of deliverables, may be rejected.</p>
<b>2. Experience in the Republic of Moldova</b>	10 points	<p>Proven record of successfully completed similar assignments in Moldova. Supporting documents:</p> <p>List of similar contracts implemented in Moldova (including beneficiary, subject, period, and value);</p> <p>Copies of contracts / work orders (amounts may be anonymized if confidential);</p> <p>Acceptance protocols or certificates of successful completion signed by Moldovan beneficiaries;</p> <p>Reference letters from public or private institutions in Moldova.</p>
<b>3. Experience in the region (Romania, Albania, Serbia, North Macedonia, Georgia)</b>	10 points	<p>Points are awarded for experience on comparable regional markets.</p> <p>Supporting documents:</p> <p>List of regional projects (with the same details as above: beneficiary, subject, period, value);</p> <p>Contracts / service agreements carried out in the respective countries;</p> <p>Confirmation / recommendation letters from regional beneficiaries;</p> <p>Publications / studies / reports prepared for regional or international organizations.</p>

**Evaluation Process:**

1. The evaluation committee analyzes each technical bid and awards scores for each criterion, on a scale from 0 to the maximum score of that criterion.
2. The total technical score is the sum of the scores obtained for that criteria.
3. After the technical evaluation, the financial bids are opened.
4. The financial score for each bid is calculated.
5. The total score (TS) is calculated for each bid.
6. The bid with the highest total score is declared the winner.

21. Deadline for submission/opening of tenders: *As specified in the RSAP e-Procurement System.*

22. Address to which tenders or requests to participate must be sent: *Tenders or requests to participate shall be submitted electronically via the RSAP system.*

23. Tender validity period: *60 days from the deadline for submission.*

24. Place of tender opening:; *the RSAP system Late tenders will be rejected.*

25. Persons authorized to attend the opening of tenders: *Bidders or their representatives are entitled to attend the opening session, except where tenders have been submitted via the RSAP system.*

26. Language(s) in which the tenders or requests to participate must be submitted: *All materials shall be submitted in English. Supporting documents may also be provided in Romanian, provided that the main deliverables (reports, presentations, data sets) are in English and suitable for translation into multiple languages for international investor outreach.*

27. Does the contract relate to a project and/or program financed by European Union funds?:  
*No.*

28. Name and address of the body responsible for review procedures: *National Agency for the Settlement of Complaints (ANSC) Address: 124 Ștefan cel Mare și Sfânt Blvd., 4th floor, MD-2001, Chișinău, Republic of Moldova Tel/Fax/Email: +373 22 820 652, +373 22 820 651, [contestatii@ansc.md](mailto:contestatii@ansc.md)*

29. Date(s) and reference(s) of previous publications in the Official Journal of the European Union relating to the contract(s) covered by this notice (if applicable): *Not applicable.*

30. In the case of recurring procurement, the estimated timing of subsequent notices: *Not applicable.*

31. Date of publication of the prior information notice, or indication that none was published: ***Not applicable.***

32. Date of dispatch of this contract notice for publication: ***As per the RSAP system.***

33. The following will be used/accepted within the public procurement procedure: (***continues with electronic tools table – let me know if you'd like that part next***)

Name of the electronic tool	Will it be used/accepted or not
Submission of tenders or requests to participate electronically	Accepted
Electronic ordering system	Not accepted
Electronic invoicing	Accepted
Electronic payments	Accepted

34. Does the contract fall under the scope of the World Trade Organization's Government Procurement Agreement (GPA) (only for notices submitted for publication in the Official Journal of the European Union)?: ***No***

35. Other relevant information: ***Payment for the provided services shall be made within a period of up to 30 days from the date of invoicing. The invoice must be issued within the validity period of the contract.***

***\*The bidder must be a legal entity registered in the Republic of Moldova, or participate in consortium/partnership with a legal entity registered in the Republic of Moldova.***

Chairperson of the Working Group \_\_\_\_\_ Natalia BEJAN

Head of the Institutional Management Section \_\_\_\_\_ Alexandru CRUDU

Secretary of the Working Group \_\_\_\_\_ Vladimir VORNIC