



Exercise 4e.2: Greening tenders

Estimated time requirement: 50 minutes

Introduction

Public authorities are major consumers. By using their purchasing power to choose environmentally friendly goods, services and works, they can make an important contribution to sustainable consumption and production. This is the fundamental approach to green purchasing. Although green purchasing is a voluntary instrument across most countries around the world, it has a key role to play for the transition towards a circular, more resource-efficient economy. It can leverage demand for more sustainable goods and services, which otherwise would be difficult to market. Green purchasing therefore sends a strong stimulus for eco-innovation.

To be effective, green purchasing requires the inclusion of clear and verifiable criteria for products and services in the public procurement process. In this exercise, you will examine how a simplified version of a tender for the construction of a new girls hostel at IIT Madras could be made more sustainable and develop criteria that do not only consider economic aspects based on which the proposals could be evaluated.

Case study: Construction of New Girls Hostel at IIT Madras

Please read the tasks described in table 1. Complete the tasks by using the templates (table 2, table 3) in order to capture your results.

Table 1: Structure of exercise

Part	Task	Time
1	Write down products or services that need to be procured to construct the girls hostel at Madras IIT (table 2).	10 min
2	Specify how sustainability improvements could be included in the tender example (table 3).	40 min



Table 2: Exercise template part 1

Products	Services
<ul style="list-style-type: none"> - Construction material - Insulation material - Cables, wiring - Elevator - Doors, windows, light bulbs, etc. - ... 	<ul style="list-style-type: none"> - Planning of design, architecture, energy concept, etc. - Prepare construction site - Construction of the building - Lighting concept - Electricity and water supply - Maintenance of the building - ...

Table 3: Exercise template part 2

	Tender specification	Sustainability improvements in tender specification
Definition of the contract tender (object of the contract)	<p>Scope of work: Planning & construction of New Girls Hostel (G+8) by replacing rear wing of Sarayu Hostel at IIT Madras</p> <p>Tenderer: IIT Madras Engineering Unit</p> <p>Validity of the tender: Three months</p> <p>Time Period for completion: 12 months</p> <p>Date and time of submission of tender: 27.02.2020 at 3:00 PM</p> <p>Date of opening of the tender document: 28.02.2020 at 3:10 PM</p>	<p><i>Planning & construction of zero energy/energy efficient girls hostel at IIT Madras</i></p> <p><i>Planning & construction of green girls hostel at IIT Madras designed for deconstruction in 15 years from completion of building</i></p>
Minimum requirements	<ul style="list-style-type: none"> - The building work shall be carried out complying in all respects with the requirements of relevant by-laws of the local body under the jurisdiction of which the work is to be executed or as directed by the Engineer-in-Charge and nothing extra will be paid on this account. - The contractor shall comply with all legal orders and 	<p><i>Building must comply with criteria the Indian Green Building Council (IGBC) silver/gold/platinum/etc. rating</i></p> <p><i>Building must comply with criteria of highest Green Rating for Integrated Habitat Assessment (GRIHA) rating</i></p>



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	<p>directions of the local or public authority or municipality and abide by them.</p> <ul style="list-style-type: none">- Sample of all materials, fixtures etc., shall be approved in advance from the Engineer-in-Charge before taking up the respective work.- The contractor shall produce all the materials in advance so that there is sufficient time for testing and approving the materials and clearance of the same before their use in work.	
Selection and exclusion criteria	<ul style="list-style-type: none">- The applications will be evaluated for conformity to the eligibility criteria.- Misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the application for eligibility.- Record of poor performance such as, slow progress of work, abandoning of work, not properly completing the contract, or financial failures/weaknesses etc.	<p><i>Present sustainable architecture & design concept under consideration of passive architecture, site preservation, etc.</i></p> <p><i>Present impact assessment of site selection and planning under consideration of soil erosion, preservation of plants & trees, proximity to local transport, etc.</i></p> <p><i>Present water conservation & energy efficiency</i></p> <p><i>Present building materials and resources concept under consideration of sustainable building materials, handling of waste materials during construction, etc.</i></p> <p><i>Present indoor environment concept under consideration of fresh air ventilation, daylighting, low-emitting materials, etc.</i></p>
Estimated costs	<ul style="list-style-type: none">- Up to Rs. 78.00 Lakhs	<p><i>The offer with the lowest emissions/most energy efficient/resource efficient concept is allocated up to 10% of total points, while the others are allocated points proportionally.</i></p> <p><i>Allow for estimation of lifecycle costs</i></p>



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Other contractual provisions and approaches	<ul style="list-style-type: none">- Child labour is strictly prohibited.- Movement of labour should be restricted to the areas where work is carried out. Workers should be made to confine themselves to the work areas and should not wander into nearby areas/buildings/forests.- The work should be executed during day time only. If the work is required to be carried out in the night, necessary permission of the Engineer-in-Charge shall be obtained. The contractor will make his own arrangement for lighting the area and no extra amount for carrying out the work during night is payable. To the extent possible engaging women labour in the night shift should be avoided.- Water for construction shall be arranged by the contractor. The contractor will not be allowed to use any of the water resources available within the campus nor will be permitted to dig any bore well inside the campus.	<p><i>Contractor is responsible for any unforeseen maintenance cost (e.g. replacement of materials. etc.) in the first 20 years after construction of the building.</i></p>
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