



## **REQUEST FOR INFORMATION**

**RESTRUCTURING OF THE ENEL BUILDING**  
located in Viale Regina Margherita, 125/137 Rome



## CONTENTS

1. INTRODUCTION .....	3
2. GENERAL INFORMATION ABOUT THE PROJECT .....	3
3. CONDITIONS OF PARTICIPATION .....	4
3.1. TEMPORARY ASSOCIATIONS AND POOLING.....	4
3.2. SUBCONTRACTING AND SPECIALIST WORKS.....	4
3.3. REQUIREMENTS FOR PARTICIPATION IN SUBSEQUENT PHASES OF THE TENDER.....	4
4. SUBSEQUENT PHASES OF THE TENDER.....	4
4.1. QUALIFICATION OF SUBCONTRACTORS .....	5
4.2. PROJECT TEAM.....	5
4.3. QUALITATIVE PROFILE OF THE BIDDER .....	6
4.4. QUALITATIVE ASPECTS OF THE CONTRACT TEAM.....	7
4.5. IMPROVEMENTS PROPOSED TO THE BASIC TENDER PROJECT .....	7
4.6. “MANAGEMENT OF INFORMATION” BID.....	8
5. USE OF INFORMATION.....	8



## 1. INTRODUCTION

Enel intends to restructure its building in Rome, Viale Regina Margherita 125/137

The new building will be designed using innovative bioclimatic, sustainable and biophilic design principles, based on Building Information Modelling methodology, where the digitalisation of design processes is connected to the management of the whole project life-cycle. ENEL aims to obtain LEED® and WELL® certification at the minimum level, Gold. The project will be based on an EPCO&M (engineering, procurement, construction, operation & maintenance) contract, and thus the contractor is responsible for the executive, construction and as-built design, and for the construction and fitting-out of the building. During the tender procedure, ENEL may also include Global Service for the whole site, in the contractual services.

With this RFI, ENEL has launched a preliminary round of selecting general contractors who may be interested in participating in the subsequent tender procedure.

## 2. GENERAL INFORMATION ABOUT THE PROJECT

The building to be restructured consists of seven connected blocks, covering a total surface area of 70,000 m<sup>2</sup>. On completion of the project there will be approximately 2,600 workstations, as well as focus areas (for informal meetings, discussions, concentration and so on) and other ancillary spaces and facilities (auditoria, meeting rooms, areas for informal meeting areas, a company bar, kindergarten, gym etc.).

The final project will be designed according to BIM methods and processes, and the aim is to construct a building that reflects the principles of bioclimatic, sustainable, biophilic design with LEED® Gold and Gold WELL® certification.

As of the tender launch date, the application processes for the necessary permits have been started, while the definitive project for the tender is currently being completed. This will be illustrated to the contractors selected for the next rounds of the tender procedure.

The works are expected to start in the final quarter of 2019, and the total duration of the project is estimated at 3 consecutive years.

In order for the restructuring works to start, ENEL will need to vacate parts of the building, as it will be redeveloped in separate “batches”.

The primary executive works consist of:

- stripping out the building, leaving only the structures in place
- demolishing some of the existing structures and building some new ones
- seismic adaptation of the building to Use Category 4
- creating continuous glazed façades with coloured aluminium profiling
- a new internal layout
- a complete fit-out of the internal space
- the installation of new mechanical, electrical and special systems.

The design is intended to optimise the use of space, improve performance, reduce consumption and to make the existing building functional and modern with the ultimate objective of ensuring optimal comfort for users, based on the principles of bioclimatic, sustainable, biophilic design.

The new project includes a partial additional storey on one floor, on two towers, and the creation of a new main atrium for the full height of the building, as well as the utilisation and redevelopment of the internal courtyard areas and terraces by removing the existing technological systems and introducing overhanging landscaped areas so they can be used by the building's occupants.



One aspect that will require a great deal of attention is the management of the construction works and interferences: the parts of the building that are not being worked on in the individual batches, will need to remain operational.

### **3. CONDITIONS OF PARTICIPATION**

The General Contractor will be responsible for completing all the activities, services and works required for the project, either directly and/or by outsourcing them to third parties and subcontractors, where permitted by ENEL. Some of the specialist works required by ENEL will need to be outsourced to contractors who will have to pass the ENEL qualification process, even if they were proposed by the General Contractor.

#### **3.1. TEMPORARY ASSOCIATIONS AND POOLING**

In this procedure, the following is not permitted:

- participation as an existing or forthcoming Temporary Grouping of Companies (RTI) / Joint Venture (JV) or as Consortium;
- any form of pooling of the required criteria and/or references.

#### **3.2. SUBCONTRACTING AND SPECIALIST WORKS**

When elaborating the executive phases and the site works, ENEL identified various specialist activities in the following areas: 1) Fit-out; 2) Installations; 3) Façades; 4) Maintenance of installations (if ENEL decides to include Global Service activities during the tender procedure).

For these areas, during the tender process the General Contractors can nominate any third-party firms or subcontractors who:

- can act as a third-party executor or subcontractor in the tender procedure, up to a maximum of two firms;
- will be required to submit references for the applicable activities/works, which will be evaluated by ENEL to decide the overall quality rating for the Bidder (General Contractor) as specified in detail in the tender technical specifications.

When the contract is awarded, all the subcontractors for the specialist works will need to have successfully passed the qualification process for inclusion on ENEL's register.

#### **3.3. REQUIREMENTS FOR PARTICIPATION IN SUBSEQUENT PHASES OF THE TENDER**

For admission to the subsequent phases of the tender, the General Contractors must be classified in group **LCRI04** "*General contractor for the redevelopment and energy upgrade of large buildings*", by submitting the documents and information needed to complete the qualification process, **no later than 10 May 2019.**

### **4. SUBSEQUENT PHASES OF THE TENDER**

General Contractors replying to this RFI, who pass the ENEL qualification process, may be invited to take part in the subsequent phases, which will involve the following evaluations:

- **technical/qualitative** based on the technical characteristics and improvements made to the definitive project and the site set-up project, which will both be included in the tender process;



- **financial**, based on a comparison of the bids received.

During the tender, ENEL may draw up a shortlist of bidders who will be admitted to the subsequent phases, based on a minimum score.

Below are some of the elements that will be considered during the tender.

#### **4.1. QUALIFICATION OF SUBCONTRACTORS**

The General Contractor invited to take part in the subsequent phases must indicate any subcontractors who will be directly responsible for carrying out the specialist works, according to various minimum criteria, the main elements of which are described below:

1. Turnover, specifically relating to redevelopment and/or newbuild projects completed in Italy in the tertiary/commercial sector, during the best three of the past five years (2014-2018), for a total value at least equal to the value of the works it was responsible for .
2. Experience in at least one redevelopment and/or newbuild project (infrastructure such as roads, railways, airport runways etc, will not be considered), with a total value exceeding €20 million, in which BIM methodology was used to manage the construction processes.

These subcontractors will need to qualify, on the ENEL website, for the commodity groups identified specifically for this contract.

The qualitative assessment of the bidder will involve an assessment not only of the experience gained by the General Contractor, but also that of the Subcontractors nominated for any critical activities or processes, according to the principles in paragraph 4.3.

#### **4.2. PROJECT TEAM**

The General Contractor invited to take part in the subsequent phases must indicate the project team who will be directly responsible for the executive, constructive and as-built phase of the project.

The project team will be rated according to the following parameters:

1. Specific experience in Executive Design services for the restructuring and/or new construction of tertiary/commercial property in the past five years (2014-2018); in at least 2 of the projects, the total value of the work must have been over €30 million.
2. Specific experience in BIM Executive Design services for the restructuring and/or new construction of tertiary/commercial property, either completed or in progress in the past five years (2014-2018); in at least 1 of the projects, the total value of the **work must have been over €20 million**
3. The presence within the design firm's workforce of at least one person qualified as a BIM Manager, with independent certification and/or who has completed a University Master's degree or equivalent, on BIM.
4. The design firm must have at least one person qualified as a Safety Coordinator (Legislative Decree 81/2008 as amended).
5. Possession of company certifications (UNI EN ISO 9001:2015).



The qualitative assessment of the bidder will include not only the experience gained by the General Contractor, but also that of the Design firms nominated, according to the principles in paragraph 4.3.

#### **4.3. QUALITATIVE PROFILE OF THE BIDDER**

The General Contractor invited to take part in the tender procedure must, for each executor/subcontractor, and for the design team, submit a list of references for projects completed in the last 5 years, or started prior to that but completed between 2014 and 2018 in Italy and/or abroad, in the tertiary/commercial sector. These references must relate to:

- For General Contractors, works carried out directly and/or in RTI / JV in which they held the role of Lead Contractor/Sub-contractor;
- For the subcontractor, the works completed;
- For the Design firm, the works carried out directly and/or in RTI but only for those in which they held the role of Lead Contractor.

Each reference must contain illustrative summaries and the Certificate of Completion of Works (or other documentation proving successful completion), issued and stamped by the public and/or private client.

ENEL will evaluate these references for the purposes of awarding a score, which will then be communicated, rating the Bidder's qualitative profile based on at least the following principles:

##### **Complexity of the project** *(exclusively for the General Contractor)*

Greater value will be attributed to Tertiary-Commercial projects with a construction area of more than 50,000 m<sup>2</sup> and where the value of the works was more than €100 million.

##### **Experience – Local** *(applies to the general contractor and/or the designated subcontractor)*

Greater value will be attributed to Tertiary-Commercial projects on properties with a floor area of more than 10,000 m<sup>2</sup> in the Municipality of Rome.

##### **Experience - Fit-Out** *(applies to the designated subcontractor)*

Greater value will be attributed to Fit-Out projects in the Tertiary-Commercial sector, completed in Italy on properties with a floor area of more than 10,000 m<sup>2</sup>, in which the operational continuity of the offices were guaranteed, and there was management or coordination of interference (for example noise, dust etc.) between the site works, and the business activity.

##### **Experience – Installation Works** *(applies to the designated subcontractor)*

Greater value will be attributed to Tertiary-Commercial projects on properties completed in Italy, with a size of more than 30,000 m<sup>2</sup>, in which the amount of the works relating to installations was more than 25% of the total contract value.

##### **Experience – Façades** *(applies to the designated subcontractor)*



Greater value will be attributed to Tertiary-Commercial projects on properties completed in Italy, with a size of more than 30,000 m<sup>2</sup>, in which the amount of the works relating to installations was more than €5 million.

**Experience - BIM in the design and construction phases** (*only applies to the general contractor*)

Greater value will be attributed to Tertiary-Commercial projects completed in Italy or abroad, for which the total value was more than €20 million, and in which the BIM methodology was used in the management of the construction process .

**Experience - BIM in the executive design** (*applies to the designated design team*)

Greater value will be attributed to Tertiary-Commercial projects completed or in progress in Italy or abroad, for which the total value was more than €20 million, and in which the BIM methodology was used in the Executive Design process.

**Experience – LEED and WELL** (*applies only to the general contractor*)

Greater value will be attributed to Tertiary-Commercial projects completed in Italy or abroad, for which the total value was more than €20 million, and in which LEED and/or WELL certification was obtained.

The references of the bidder, the subcontractors and the design firm must be proven by certificates of completion issued by the public or private client.

#### **4.4. QUALITATIVE ASPECTS OF THE CONTRACT TEAM**

A bidder invited to take part in the tender procedure must present the team they intend to use in all the operational and managerial activities connected to the contract.

The key personnel, who will be assessed, will need to have experience with similarly complex projects in the Tertiary-Commercial sector. At least the following roles will be evaluated:

- Project Manager
- Facility Manager
- Project Planner / Project Controller
- Insurance and Quality Control Consultant
- HSE Consultant
- SITE TECHNICAL MANAGER
- General Contractor's Team responsible for managing the BIM model during the design and construction phases
  - o BIM Manager / BIM Specialist / BIM Coordinator
- Team responsible for the Executive Design, Constructive and As-built phases
  - o General Coordinator and Design Manager
  - o BIM Manager / BIM Specialist / BIM Coordinator
- LEED AP and WELL AP

#### **4.5. IMPROVEMENTS PROPOSED TO THE BASIC TENDER PROJECT**



The bidder will be asked to carry out an in-depth analysis of the definitive design and the site set-up project, and to propose improvements to certain specific elements.

The principles according to which the improvements are required, are:

- Managing mobilisation and the site set-up phases;
- Optimising the construction process, guaranteeing the required quality, the compliance with deadlines, milestones and budgets;
- Reducing interferences and the environmental impact of the works;
- Guaranteeing a high standard of safety, also by using innovative tools and methods;
- Proposing innovative systems and solutions to optimise processes and reduce construction times and the costs involved in the construction, management and maintenance of the property (regardless of whether or not that activity has been included by ENEL in the tender).

When proposing improvements, the bidder can intervene on every element of the Project apart from those indicated as

#### **4.6. “MANAGEMENT OF INFORMATION” BID**

The bidder is required to submit a “management of information” bid for the BIM Model, during the executive and constructive design phases. The main objective is to be able to use this model for the management and maintenance of the whole property regardless of whether or not that activity has been included by ENEL in the tender.

### **5. USE OF INFORMATION**

The information provided in the context of this RFI will be used to select the firms and in the contract award process, and must therefore remain available to ENEL until completion of the whole tender procedure. All information will be processed in accordance with the applicable data protection laws.