



Procurement of a Nordic Swan Ecolabelled pre-school building in Hyvinkää City
Ms Inkeri Kontiola, procurement specialist
inkeri.kontiola@hyvinkaa.fi

NURSERY INTRODUCTION



Illustration courtesy of Rco Architects

- The first Nordic Swan Ecolabelled pre-school building in Finland
- Approx 200 children ages 0-7 years
- Offers care between hours 06.00 – 22.00
- Flexible and versatile facilities
- Budget approx 6,5 ME
- Building work started in Autumn 2016, will open in August 2017



PROCUREMENT: THE BEGINNINGS

- Focus points (=function):
 - Energy consumption = costs
 - Healthy building = costs
 - How to ensure healthy, comfortable and versatile facilities to users
- Other factors to take into account:
 - New national legislation on pre-school care
 - Affects the use of facilities
 - Environment: sustainable growth
 - Municipality strategy includes environmental policies
 - Innovation
 - Allow the market to develop new materials or building techniques



PROCUREMENT: STAGE 1

- **Decision was made to emphasize environmental issues because**
 - Covers health issues
 - Supports municipal environmental guidelines
 - Saves costs in the long run in energy consumption and building repairs
 - Allows opportunities for building constructors to offer alternative energy sources, construction methods and materials = innovations
 - Creates excellent marketing and image value to Hyvinkää city



PROCUREMENT: STAGE 2

- Decided to publish Request for Information (RFI) on national electronic tenders site (July 2015) (= market sourcing)
 - **Goals to achieve:**
 - Cost effectiveness in energy consumption, use of water and electricity
 - Alternative sustainable energy sources
 - To ensure that the building is safe, emission free and healthy for all
 - **Request for feedback:**
 - Suggestions for methods in saving energy especially by a way of solutions in lighting, heating, cooling, use of water, efficiency on energy consumption and air ventilation
 - Information on new and innovative building materials, techniques and building methods
 - **Question:**
 - Whether there was an interest in partnership to build the first Nordic Swan Ecolabelled pre-school building in Finland



REQUEST FOR INFORMATION FEEDBACK AND ROUND 2

- Received four responses
- Encouraging results including some preliminary calculations on overall energy consumption and thoughts on use of new materials and suggestions on solutions to address energy issues
- Still very sketchy, so decided on round 2
- ROUND 2
- Invited all four to one-to-one meeting, where there was an opportunity to specify questions and clarify answers
 - Sent beforehand a detailed questionnaire and a preliminary course of discussion, which gave all participants time to prepare (October 2015)



PROCUREMENT: STAGE 3

- Encouraged by one-to-one meetings it was decided to **call for tenders** to build a Nordic Swan Ecolabelled pre-school building
 - Market dialogue convinced that capability and the will to build Ecolabelled building was there
 - Extra value was added because Ecolabel ensured that all our initial goals on energy efficiency, sustainable growth, health issues and innovation were met
- Call for tenders was published in TED (Tenders Electronic Daily) in December 2016
 - Criteria;
 - Price 50 %
 - Qualitative measures 50 %
 - lay out 50 %, facade 15 %, outdoor lay out and traffic arrangement 15 %, Nordic Swan Ecolabel personnel allocated to project 10 %, chain of construction management 10 %



COMPULSORY CRITERIA REGARDING THE TENDERER AND THE EXECUTION OF WORK

- **Tenderer:**
 - Quality Management of the construction process
 - Named personnel for labelling process
- **Execution of work (for labelling process)**
 - Example of one case of approval process of chosen material or process
 - Reports of processes including proposals on how the tenderer will ensure low energy consumption in accordance with the Nordic Swan Ecolabel and a proposal on how to ensure the elements/materials are weather protected during the building process



LESSONS LEARNED

**Focus on
function at
all times**

**Be active in
market
sourcing**

**Use
standards
or strict
criteria**

- Set yourself a target: what is the end result aimed for
- Take advantage of the RFI, meet with potential tenderers
- Use standards (ISO/EU) or certificates OR
- Build your invitation to tender to suit according to criteria such as EU GPP criteria or eco-labels
- Allow long enough time for procurement process
- Realise that the procurement costs will be slightly higher





Thank You!