INVITATION TO TENDER

for participation in a contractor selection procedure for the award of a contract for:

Expansion and modernization of the railway infrastructure and adjacent infrastructure areas of an intermodal terminal at Sofia–Bozhurishte Industrial Park, comprising two lots:

Lot No. 1: Construction and reconstruction of a reinforced concrete yard with a fire access road and associated technical facilities.

Lot No. 2: Construction of a new railway track No. 4 and a connecting railway turnout.

Invitation number: **ОП-5#1/05.10.2026г.**

Contracting Authority: HAYNIP LOGISTIC EAD
Address: 3A Nikolay Haytov Street, Iztok Residential District, Izgrev Administrative District, Sofia 1113
Contact person(s): Boris [redacted] Balev
Telephone: +359 879 20 77 50
Email: office@hayniplogistic.bg

Access to the procurement documents is restricted: [ ] Yes [X] No

Additional information may be obtained from:

[X] The above-mentioned contact point(s)
[ ] Another address: (please specify another address)

Electronic submission of documents and tenders: [ ] Yes [X] No

Type of contract
[X] Works [ ] Supplies [ ] Services

Brief description

Haynip Logistic EAD carries out logistics activities, warehousing and cargo storage, investment and engineering activities, research and development, transport activities, domestic and foreign trade, and any other activities not prohibited by law.

HAYNIP LOGISTIC EAD owns a land property with cadastral identifier 18174.63.813, regulated land plot I-813 — industrial and business zone, railway station, railway lines and transformer substation, block 20, Materka/Spornoto locality, Gurmazovo village, Bozhurishte Municipality, Sofia Province. A logistics terminal has been constructed and is operating on the property. The terminal is intended to handle railway freight traffic to and from the Sofia region. The various domestic and international connections at both ends of this railway route facilitate container deliveries between the port and end customers. The terminal is situated along the Sofia–Bankya railway line, and its direct connection to that line provides quick and easy access to the Orient/East–Mediterranean Corridor of the European transport network.

At present, three tracks with usable lengths ranging from 300 m to 380 m have been constructed in the loading and unloading yard of the logistics terminal.

Track No. 1 starts at turnout No. 204 — 49E1-1:9-190, while tracks Nos. 2 and 3 start at turnout No. 205 — 49E1-1:9-190. The tracks are parallel, with approximately 4.00 m between their centre lines.

Two turnouts, Nos. 206 and 207, have been installed at the ends of the tracks, together with a 20 m shunting lead for locomotive manoeuvring. A small warehouse has been constructed in the northeastern part of the property.

The yard has an on-site water supply network for firefighting purposes and an external water supply connection. A stormwater drainage system, inspection chambers and a sewer collector have also been constructed.

All facilities on the property have been commissioned. In 2025, Building Permit No. PC-13/26.02.2025 was issued for the construction of two new additional tracks on the property.

Following a change in the investment proposal, an amendment under Article 154 of the Spatial Development Act is being undertaken. The revision concerns the construction of ONE additional track instead of two, in addition to the three existing tracks in the yard. A concrete yard will also be constructed adjacent to these tracks and will serve as a fire access road.

A detailed description of the activities included in the scope of the contract is provided in the Technical Specification attached to these Instructions.

To ensure uninterrupted operations, construction of the railway lines under each lot must be carried out sequentially, in the order of the lots.

For the lawful execution of the construction activities, a building permit has been issued for the project entitled "Railway lines and a railway turnout connecting the Haynip Logistic industrial railway siding — Bozhurishte–Sofia Industrial Zone — to the railway

infrastructure — 2 new tracks". The building permit has been amended pursuant to Article 154(5) and Article 152(2) of the Spatial Development Act, introducing phased implementation. The construction activities covered by this contract form part of Phase 1: construction of railway track No. 4, relocation of a water main, construction of a concrete drainage channel, installation of lighting, and construction of the eastern part of the concrete yard with a fire access road.

The estimated contract value is **EUR 4,109,700** (four million one hundred and nine thousand seven hundred euros), excluding VAT and including a 5% contingency allowance, and **EUR 4,931,640** (four million nine hundred and thirty-one thousand six hundred and forty euros), excluding VAT and excluding a 5% contingency allowance, respectively, comprising:

- The estimated value of **Lot No. 1** is **EUR 3,355,800** (three million three hundred and fifty-five thousand eight hundred euros), excluding VAT and including a 5% contingency allowance.
- The estimated value of **Lot No. 2** is **EUR 753,900** (seven hundred and fifty-three thousand nine hundred euros), excluding VAT and including a 5% contingency allowance.

The contract is expected to be financed through the Contracting Authority's own funds and funding under "CEF-T-2026-MILMOB: Adaptation of the TEN-T to civilian-defence dual use", the Military Mobility Envelope of the Connecting Europe Facility 2021–2027 — Transport sector.

The contract will be concluded subject to a condition. If, within 3 (three) months of concluding a contract under this procedure, the Contracting Authority does not conclude a funding agreement under "CEF-T-2026-MILMOB: Adaptation of the TEN-T to civilian-defence dual use", the Military Mobility Envelope of the Connecting Europe Facility 2021–2027 — Transport sector, either party may request termination without being liable for a penalty for termination of the concluded contracts.

Lots (where applicable): [X] Yes [ ] No

Selection criteria

3.1. Selection criteria for Lot No. 1

3.1.1. Suitability to pursue the professional activity

Tenderers must be registered in the Central Professional Register of Builders maintained by the Bulgarian Construction Chamber for the execution of Group II works — transport infrastructure works, pursuant to Article 5(1), item 2 of the Rules on Registration in and Maintenance of the Central Professional Register of Builders, first-category works pursuant to Article 5(6), item 2.1 of those Rules. Foreign entities must be registered in an equivalent register under the legislation of the Member State in which they are established.

3.1.2. Economic and financial standing

Tenderers must hold valid Professional Liability insurance for participants in

construction under Article 171 of the Spatial Development Act, with minimum coverage corresponding to the category of the works covered by this contract, namely BGN 600,000. This is the minimum insured amount for first-category construction works under Article 137(1), item 2 of the Spatial Development Act, in accordance with Article 5(2), item 1 of the Ordinance on the Terms and Procedure for Compulsory Insurance in Design and Construction.

Where a consortium without legal personality participates, this requirement applies to each consortium member that will carry out construction and installation works, according to the type and scope of the work to be performed by that member.

3.1.3. Tenderers must have achieved a minimum total turnover, calculated on the basis of the annual turnovers for the last three completed financial years (2023, 2024 and 2025), depending on the date on which the tenderer was established or commenced its activities, of no less than EUR 2,000,000 (two million euros).

"Annual total turnover", within the meaning of § 2, item 66 of the Supplementary Provisions of the Public Procurement Act, means the sum of net sales revenue.

3.1.4. Technical and professional ability

The tenderer must have completed at least one construction activity identical or similar in subject matter to those of this contract during the last 5 (five) years preceding the date of tender submission.

Construction activities similar to the subject matter of this contract mean new construction and/or reconstruction and/or major repair of construction works, projects and/or facilities involving reinforced concrete structures and/or reinforced concrete elements, including, but not limited to, yards, foundations, retaining walls, tanks, buildings, engineering and/or technical facilities, and elements of technical infrastructure.

3.1.5. The tenderer must have personnel who will perform the contract and management staff responsible for its execution, with the following professional competence:

1. Team Leader

- **Education and professional qualification:** at least a Bachelor's degree; professional qualification as a civil engineer or economist.
- **Professional experience:** must have served as Team/Project Leader or Deputy Team/Project Leader on one completed project/contract for new construction and/or reconstruction and/or major repair of construction works, projects and/or facilities involving reinforced concrete structures and/or reinforced concrete elements, including, but not limited to, yards, foundations, retaining walls, tanks, buildings, engineering and/or technical facilities, and elements of technical infrastructure.

2. Key Expert in Design and Construction Interfaces

- **Education and professional qualification:** at least a Bachelor's degree;

professional qualification as a civil engineer.

- **Professional experience:** must have served as a Key Expert or Expert in Design and Construction Interfaces on at least one completed project/contract for new construction and/or reconstruction and/or major repair of construction works, projects and/or facilities involving reinforced concrete structures and/or reinforced concrete elements, including, but not limited to, yards, foundations, retaining walls, tanks, buildings, engineering and/or technical facilities, and elements of technical infrastructure.

A "completed project/contract" means a project for which a Statement of Findings establishing the fitness of the construction works for acceptance (Annex No. 15) has been signed, pursuant to Ordinance No. 3 of 31 July 2003 of the Ministry of Regional Development and Public Works on the Drawing up of Acts and Records during Construction. For construction projects executed outside the territory of the Republic of Bulgaria, an equivalent document will be accepted.

The Team Leader, key experts and non-key experts must be available throughout the entire project implementation period.

The tenderer must also include other experts in its team, as provided for in its Proposal for Contract Execution. The number of these experts shall be determined by the tenderer so as to ensure complete and timely fulfilment of the requirements of the Technical Specification to the required quality standard. The tenderer must have no fewer than 8 (eight) non-key experts, as follows:

1. Surveying Expert;
2. Quality and Risk Management Expert;
3. Planning and Payment Expert.

The functions of Team Leader may not be combined with other functions.

3.1.6. Tenderers must apply a quality management system certified to EN ISO 9001:2015 or equivalent, covering industrial and civil construction.

3.1.7. Tenderers must apply an environmental protection system certified to EN ISO 14001:2015 or equivalent, covering industrial and civil construction.

3.1.8. Tenderers must apply an environmental protection system certified to EN ISO 45001:2018 or equivalent, covering industrial and civil construction.

3.2. Selection criteria for Lot No. 2

3.2.1. Suitability to pursue the professional activity

Tenderers must be registered in the Central Professional Register of Builders maintained by the Bulgarian Construction Chamber for the execution of Group II works — transport infrastructure works, pursuant to Article 5(1), item 2 of the Rules on Registration in and Maintenance of the Central Professional Register of Builders, first-category works pursuant to Article 5(6), item 2.1 of those Rules. Foreign entities must be registered in an equivalent register under the legislation of the Member State in

which they are established.

3.2.2. Economic and financial standing

Tenderers must hold valid Professional Liability insurance for participants in construction under Article 171 of the Spatial Development Act, with minimum coverage corresponding to the category of the works covered by this contract, namely BGN 600,000. This is the minimum insured amount for first-category construction works under Article 137(1), item 2 of the Spatial Development Act, in accordance with Article 5(2), item 1 of the Ordinance on the Terms and Procedure for Compulsory Insurance in Design and Construction.

Where, for a valid reason, a tenderer is unable to provide the above-mentioned documents, it may demonstrate its economic and financial standing by any other document that the Contracting Authority considers appropriate.

3.2.3. Tenderers must have achieved a minimum total turnover, calculated on the basis of the annual turnovers for the last three completed financial years (2023, 2024 and 2025), depending on the date on which the tenderer was established or commenced its activities, of no less than EUR 700,000 (seven hundred thousand euros).

"Annual total turnover", within the meaning of § 2, item 66 of the Supplementary Provisions of the Public Procurement Act, means the sum of net sales revenue.

3.2.4. Technical and professional ability

The tenderer must have completed at least three construction activities identical or similar in subject matter to those of this contract during the last 5 (five) years preceding the date of tender submission.

Services similar to the subject matter of this contract mean new construction and/or modernization and/or reconstruction of railway lines.

The individual requirements may be covered by one or more projects. Where they are covered by more than one project, all projects taken together must demonstrate performance of the services.

3.2.5. The tenderer must have personnel who will perform the contract and management staff responsible for its execution, with the following professional competence:

3. Team Leader

- **Education and professional qualification:** at least a Bachelor's degree; professional qualification as a civil engineer or economist.
- **Professional experience:** must have served as Team/Project Leader or Deputy Team/Project Leader on one completed project/contract for new construction and/or modernization and/or reconstruction of railway infrastructure.

4. Key Expert in Railway Track

- **Education and professional qualification:** at least a Bachelor's degree; professional qualification as a civil engineer specializing in Transport Construction or equivalent.
- **Professional experience:** must have served as a Key Expert or Expert in Railway Track on at least one completed project/contract for new construction and/or modernization and/or reconstruction of railway infrastructure.

5. Key Expert in Structures

- **Education and professional qualification:** at least a Bachelor's degree; professional qualification as a civil engineer specializing in Transport Construction, Building and Structural Engineering, Industrial and Civil Construction, or equivalent.
- **Professional experience:** must have served as a Key Expert or Expert in Structures on at least one completed project/contract for new construction and/or modernization and/or reconstruction of railway infrastructure.

6. Key Expert in Design and Construction Interfaces

- **Education and professional qualification:** at least a Bachelor's degree; professional qualification as a civil engineer specializing in Transport Construction or equivalent, or as an engineer specializing in Telecommunication Systems or equivalent.
- **Professional experience:** must have served as a Key Expert or Expert in Design and Construction Interfaces on at least one completed project/contract for new construction and/or modernization and/or reconstruction of railway infrastructure.

A "completed project/contract" means a project for which a Statement of Findings establishing the fitness of the construction works for acceptance (Annex No. 15) has been signed, pursuant to Ordinance No. 3 of 31 July 2003 of the Ministry of Regional Development and Public Works on the Drawing up of Acts and Records during Construction. For construction projects executed outside the territory of the Republic of Bulgaria, an equivalent document will be accepted.

The Team Leader, key experts and non-key experts must be available throughout the entire project implementation period.

The tenderer must also include other experts in its team, as provided for in its Proposal for Contract Execution. The number of these experts shall be determined by the tenderer so as to ensure complete and timely fulfilment of the requirements of the Technical Specification to the required quality standard. The tenderer must have no fewer than 8 (eight) non-key experts, as follows:

4. Surveying Expert;
5. Railway Track Expert;
6. Structures Expert;
7. Signalling Expert;
8. Railway Transport Safety Expert;
9. Quality and Risk Management Expert;
10. Transport Technology and Management Expert;

11. Planning and Payment Expert.

3.2.6. Tenderers must apply a quality management system certified to EN ISO 9001:2015 or equivalent, covering industrial and civil construction.

3.2.7. Tenderers must apply an environmental protection system certified to EN ISO 14001:2015 or equivalent, covering industrial and civil construction.

3.2.8. Tenderers must apply an environmental protection system certified to EN ISO 45001:2018 or equivalent, covering industrial and civil construction.

Award criterion

[X] Best price-quality ratio based on:
[X] Price and quality criteria

The public contract shall be awarded on the basis of the most economically advantageous tender. The most economically advantageous tender shall be determined using the following award criterion: "best price-quality ratio".

[ ] Cost and quality criteria
[ ] Cost level
[ ] Lowest price

Evaluation criteria
(Please repeat as many times as necessary.)

Criterion	Maximum points	Relative weight
Technical evaluation of the tender (TE), comprising:	**60**	**60%**
Organization and technology for execution of construction and installation works and organization of the personnel assigned to execute those works – Technical Proposal (TP)	55	55%
Time for completion of the full scope of construction works (T)	5	5%
Financial evaluation of the tender (P)	**40**	**40%**

Deadline for receipt of tenders
Date (dd/mm/yyyy): 18/11/2026 Time (hh:mm): 17:30

Date and time of opening of tenders

Date (dd/mm/yyyy): 19/11/2026 Time (hh:mm): 10:00
Place of opening: 1 Knyaz Alexander Battenberg Street, Burgas 8000

Information on European Union funding

The public contract relates to a project and/or programme financed by European funds and programmes: [X] Yes [ ] No

Project identification, where applicable: [.....]

The contract is expected to be financed through the Contracting Authority's own funds and funds under the programme "CEF-T-2026-MILMOB: Adaptation of the TEN-T to civilian-defence dual use", Military Mobility Envelope of the Connecting Europe Facility 2021–2027 – Transport sector.

Date of this invitation

Date (dd/mm/yyyy): 05/10/2026

Contracting authority and contact person

Full name: Boris Balev
Position: Executive Director, BMF PORT BURGAS AD