

REPUBLIC OF TURKIYE
MINISTRY OF ENVIRONMENT URBANIZATION AND CLIMATE CHANGE
General Directorate of Construction Affairs

TURKIYE ENERGY EFFICIENCY IN PUBLIC BUILDINGS PROJECT
(P162762)

TERMS OF REFERENCE FOR
The Preparation of a Project Implementation and Completion Results Report
(Ref: EEPB/WB/MoEU/PIU-IND-ICR-01)

1. BACKGROUND AND INFORMATION

The Türkiye Energy Efficiency in Public Buildings (P162762) Project (the Project or EEPBP) was approved by the World Bank's Board of Executive Directors on November 5, 2019 and is effective since March 16, 2020. The Project closing date is December 31, 2025. The overall objective of the Project is to reduce energy use in central government buildings and develop a transition plan to develop and scale-up suitable sustainable financing and institutional mechanisms to support a national program. The Project has been implemented by the General Directorate of Construction Affairs (GDCA) of the Ministry of Environment, Urbanization and Climate Change (MoEUCC).

About US\$200 million has been provided by the World Bank—US\$150 million IBRD loan, US\$46.2 million CTF concessional loan, US\$3.8 million CTF grant to support the renovation of central government and central-government affiliated buildings (i.e., public buildings under central line ministries, such as schools and hospitals). It is expected that such subprojects will generate demonstrable energy cost savings and social co-benefits, which would form the basis for developing a national-level program for EE in public buildings. As the projects aims to renovate public buildings with the highest energy consumption, the immediate direct beneficiaries are the public sector as the budgetary savings from the investments, resolution of budgetary constraints for central government buildings associated CO₂ emissions reductions as a result of the energy savings (tons of CO₂ equivalent) and also users of the public buildings (administrative staff and society) and public communities in the catchment areas of the identified facilities.

The project investments focus primarily on the renovation of central public buildings with high energy consumption and shorter pay-back periods. The project has been implemented through two components: (i) energy efficiency investments in central government buildings; and (ii) technical assistance (TA) and project implementation support.

Investments include building envelope measures (roofs/wall insulation, windows, doors), heating/cooling systems, water heating, pumps/fans and lighting and some renewable energy (RE) applications (e.g., rooftop solar PV, biomass heating, solar water heating, geothermal heat pumps) to offset the building's electricity/fuel use. A limited amount of funds may be allocated for non-EE/RE measures (e.g., rewiring, minor structural repairs, painting, etc.).

The Project Implementation Unit (PIU) of the GDCA, which has been established for the Project, is responsible for overall implementation, management and coordination of the Project. This includes completion of the necessary activities to support project preparation as well as

implementation for the six-year project period. The PIU is responsible for selection of the buildings, procurement of the various contractors (e.g. energy audits, technical designs, renovation works, construction supervision, measurement and verification of savings, technical assistance or TA consultancies, etc.) and overall Project management. In parallel, grant funding has been mobilized from the Clean Technology Fund (CTF) to help analyse the investment needs and potential of the central government buildings.

Since the project effectiveness:

- 12 consultancy service contracts have been signed to prepare the investment grade energy audit reports, technical drawings and bidding documents and carry out construction supervision for 565 building blocks having 3.922.940 m².
- The renovation works contracts for 372 building blocks have been signed and the commissioning of the buildings will be completed by the end of 2024.
- The measurement and verification (M&V) reports of 71 building blocks over a one-year measurement period have been completed.

The breakdown of the construction area in terms of building types are given below:

Building Type	Total Project Area (m²)	Ratio (%)
Administrative Service Building	1.001.358	26%
Dormitory	103.901	3%
High School / Secondary School	220.310	5%
Hospital	1.626.697	41%
University	970.673	25%
Grand Total	3.922.940	100%

Within the framework of the Energy Efficiency in Public Buildings Project, an Individual Consultant (EEPB/WB/MoEU/PIU-IND-ICR-01) will be employed at PIU of the GDCA of MoEUCC to prepare the Borrower's Implementation Completion and Results Report (ICR) for the Project.

2. OBJECTIVES

The main objective of the assignment is to help the PIU within the MoEUCC's GDCA to prepare the Borrower's Implementation Completion and Results Report (ICR). The Consultant will carry out an in-depth assessment, to cover all aspects of the project management and implementation of activities, prepare a synthesis of the project's contribution to the development goals and lessons learned for implementing similar projects in future. The consultant will assess (i) the extent to which the Project implementation achieved the intended objectives, outcomes and indicators identified in the Project Appraisal Document¹ and Restructuring Paper², (ii) sustainability of results; and (iii) performance of the Borrower.

¹ <http://documents.worldbank.org/curated/en/195431573268453378/Turkey-Energy-Efficiency-in-Public-Buildings-Project>

²² <http://documents.worldbank.org/curated/en/099092923110530567/P1627620eecead000088630b447>

3. SCOPE OF THE SERVICES

The Borrower's ICR to be prepared by the Consultant will be an integral part of the Project's ICR to be prepared by the World Bank and should present key information about the project from the Borrower's perspective.

The Consultant will also examine and can use the results from the portfolio analysis report, which will be prepared by a separate consultancy firm and will summarize provide an analysis of the portfolio of buildings renovated under the Project along with some recommendations for future renovations based.

The scope of the Borrower's ICR to be prepared is presented below:

- i. **Context (0.5 – 1.0 page):** Provide a general description of the conditions in which the Project was launched, including a summary of the country and sector context. Include a brief storyline and rationale of the Project from the Borrower's perspective.
- ii. **Addressed Problems and Priorities (0.5 – 1.0 page):** Present the key issues and national priorities the Project was designed to address at the time of appraisal. Indicate potential problems such as financial, institutional, and regulatory barriers. National priorities could refer to strategic documents binding at the time.
- iii. **Project Description (2.0 – 3.0 pages):** Provide a presentation of the Project's objectives, design and implementation. Include the Project timeline, implementation structure, and initial as well as final budget. It is also worth presenting the main risks identified at the outset and how they were addressed during the implementation process.
- iv. **Outcomes (1.0 – 2.0 pages):** Assess the outcomes of the Project against the agreed objectives in terms of relevance, efficiency, sustainability and impact, focusing on providing evidence of the achievement of the Project's goals. The report should refer to the Project Development Objective (PDO) and the PDO-level indicators along with the intermediate results indicators. The assessment may include a summary of the results of the Borrower's financial and/or economic analysis, along with an evaluation of any unintended impacts of the Project (positive or negative externalities).
- v. **Borrower Performance (0.5 – 1.0 page):** Evaluate the Borrower's performance during the preparation and implementation phases in terms of staff capacity for design, tendering and implementation; administrative measures to ensure continuity in the PIU; delays in tendering and implementation periods; supervision, monitoring and review of project outputs; and financial management and payments to contractors.
- vi. **Bank & Stakeholders Performance (0.5 – 1.0 page):** Assess the key factors and events related to the Bank, co-financiers, other partners, and the external environment during preparation and implementation that affected the performance and outcomes of the Project.
- vii. **Lessons Learned (1.0 – 2.0 pages):** Describe the knowledge or understanding gained in relation to the Project. Mention aspects such as institutional capacity, capacity of the

industry/market, implementation arrangements, the regulatory environment for renewables, energy efficiency, and buildings, etc.

- viii. **Future Plans (0.5 – 1.0 page):** Describe any plans to continue activities that build on the Project.

4. DURATION OF THE SERVICES AND DELIVERABLES

The Consultant is expected to commence work in March 2025 and submit the Borrower’s ICR in English and Turkish by June 2025.

5. QUALIFICATION REQUIREMENTS

- A university graduate degree of Engineering, Law, Economics, Business Administration or any other discipline relevant for the project and scope of the services required, a post-graduate degree would be an asset,
- Minimum five years’ experience in similar work experiences and to exposure to international financial and development organizations such as World Bank, European Union, and United Nations.
- Excellent knowledge of monitoring and evaluation in theory and practice, and a good understanding of policy work
- Minimum 5 years of experience in projects related with energy efficiency,
- Demonstrable experience of producing high -quality, credible evaluations (examples required).
- Demonstrable experience with participatory methodologies.
- Proficiency in key computer applications, e.g., Word, Excel, PowerPoint, have a strong client orientation,
- Excellent writing and verbal communication skills in English and Turkish,

6. HIRING METHODOLOGY

The consultant will be hired on the basis of the World Bank’s “Procurement Regulations for IPF Borrowers” (July 2016, revised November 2017 and August 2018) (“Procurement Regulations”). The contract will be signed between the General Director of Construction Affairs of MoEUCC or his designee and the Consultant. The recruitment of the Consultant shall be subject to “No objection” of the World Bank.

7. APPLICATION

Curriculum vitae (CV) in English in the format given below together with a one-page application letter must be delivered to the address below in person or by e-mail, indicating the title and the reference code of the applied position in the subject line. **The deadline for**

application is February 20, 2025; 5:00 p.m. local time. A confirmation will be shared upon receipt of application.

Ministry of Environment and Urbanization
General Directorate of Construction Affairs
External Investments Department

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CURRICULUM VITAE

Name of Staff :
Profession :
Date and Place of Birth :
Civil Status :
Home Address :
Phone home :
mobile :
E-Mail :
POSITION APPLIED :

KEY QUALIFICATIONS

Specific experience in :

-
-
-
-

EDUCATIONAL BACKGROUND

-
-
-
-

**PROFESSIONAL EXPERIENCES
(Employment Record)**

-
-
-
-

Language Proficiency :

1.	Excellent	Good	Poor
Reading			
Writing			
Speaking			

2.	Excellent	Good	Poor
Reading			
Writing			
Speaking			

3.	Excellent	Good	Poor
Reading			
Writing			
Speaking			

Computing Knowledge :

Experience in:

-
-
-
-

Membership of Professional Societies :

References and transcripts : AVAILABLE UPON REQUEST

Certification

I, the undersigned, certify that to the best of my knowledge and belief, this biodata correctly describes myself, my qualifications and my experience.

Signature

Date