

CALL FOR TENDERS

Contracting Entity: Commissioner General of the Republic of Serbia for "Horticultural EXPO 2027 Yokohama"

Address: Yokohama Horticultural Expo 2027 ward, site No. 05C - pavilion of the Republic of Serbia, Yokohama City, Kanagawa Prefecture, Japan.

Deadline for submitting tenders: 22/June/2026. by 15.00h Yokohama (Japan) time

Description of the given procurement: Turnkey services for the Pavilion of the Republic of Serbia for "Horticultural Expo 2027 Yokohama"

The estimated value of the procurement is 3.200.000,00 EURO with Japanese VAT included.

The tenderer shall have the option of submitting a tender in euros or Japanese yen.

All documents relating to the Bid should be submitted in English. Any documents submitted in other languages will be ignored.

This Contract shall remain in effect until all contractual obligations have been fulfilled, for a maximum period of 20 months.

The procurement shall be executed according and in line with General regulations and Special Regulations, as well as with the Code of Sustainable Procurement and sustainability guidelines and other regulations prescribed by Yokohama 2027 Expo Authorities. Furthermore, the interested parties are requested to provide a signed official Letter of Commitment as issued by Yokohama 2027 Expo Authorities.

The Service Provider shall be obliged to prepare and submit all activities in accordance with the plan that is an integral part of its offer (a **Gantt chart in MS Excel**); All design and construction activities except dismantling and backfilling / Plot restitution must be delivered completed and as such approved by Horticultural Expo Yokohama Authorities 10 days before the start of "Horticultural Expo 2027 Yokohama".

Timeline:

- Start of the project from June 29th, 2026
- Building permit approvals and construction start by November 16th, 2026.
- Complete construction & visitors experience, including final and other necessary approvals by the organizers of the Horticultural Expo 2027 Yokohama Authorities by end of February 2027, and not later than 10 days before starting of the Horticultural Expo 2027 event
- Dismantling, demolition and removal works to be completed for exhibition spaces/plot restitution by December 10th, 2027.

An integral part of this Call are all necessary technical specifications and accompanying documents as prescribed in are official General, Special and Specific Regulations and Guides

requested by Expo Yokohama 2027 Authorities and published on the International Participants portal (<https://expo2027yokohama.or.jp/en/officialparticipants/>).

Project Overview:

The Serbian Pavilion at Yokohama Expo 2027 project is type I (self-built pavilion) on plot area plot 5C of 370m². The designed pavilion building is 2 Floors high (G+1F according to European standards or 2F according to Japanese standards) with total area of 150m² (or 2x75m² and the roof area), each floor with max. 5m height, and peak at max. 15m.

The design of Serbian Pavilion shall be made in accordance with design guideline provided by the Yokohama Expo committee following both functional and aesthetic agenda under the theme of EXPO 2027 “Scenery of the Future for Happiness”. The design narrative of Serbian pavilion blends with the theme of the upcoming Expo in Belgrade 2027 "Play for humanity", adding thematic design elements through landscape and architectural expression inspired by the Serbian pavilion theme “Playful Serbia – Cultivating in Harmony for Prosperity”.

Functions:

Ground Floor (1F - Japanese Standards)

- Commercial activities area including Bar/Restaurant/Souvenir; Office; Meeting and Conferences; BOH Facilities

First Floor (2F - Japanese Standards)

- Exhibition (including entrance lobby)

Digital Data:

Bidder will be provided with CAD & PDF drawings; Material list; PDF with the scheme provided by the architect (including the renderings), National theme.

Landscape Design:

The landscape design consists of functional zones within the assigned plot for the pavilion garden, incorporating paving, wayfinding properties, green spaces, outdoor seating areas, and sand/gravel installations.

Utilities:

- Service Water: 15m³/day
- Electricity: 1φ3W 50kVA (200-100V), 3φ3W 73kW (200V)
- Heat: 110kW

- Network Traffic: As per contract with telecommunications provider carrier

Scope of Work:

1. PROJECT MANAGEMENT

- Design management (with local Japanese bureau)
- Design development (coordination with client, architects and creators of visitor experience design and contracting entity to ensure being in line with Pavillion official Theme and activities program)
- AOR - construction (design with client)
- Building permit coordination and application/authorities
- Site management
- Interior and exhibition design finalization
- Coordination and contact management

2. GENERAL WORK

- Site Clearance & Surveying

3. STRUCTURE CONSTRUCTION

- Building - Structure – Foundations
- Toilets Facilities (Men, Women, Accessible) - Staff Only

4. EXTERIOR BUILDING

- Building Facades System
- Wall construction
- Roof Construction (Waterproofing)
- Exterior building finishing

5. INTERIOR BUILDING

- Flooring
- Ceiling
- Interior cladding
- Interior walls
- Staircases
- Painting

6. TECHNICAL INSTALLATION

- HVAC Equipment and Installation
- Water system (PW/WW) Equipment and Installation
- Power Equipment and Installation
- IT Equipment (necessary WiFi installations) and Installation
- Fire prevention & security Equipment and Installation
- CCTV Equipment and Adjustment
- Interior Lighting Equipment and Installation
- Kitchen Works & Equipment and Installation
- Elevator and/or accessibility ramp for disabled persons

7. FIXTURE, FURNISHES AND EQUIPEMENT (FF&E)

- Furniture equipment and installation
- 8. OUTDOOR FACILITIES CONSTRUCTION**
 - **Exterior construction** (horticultural garden, terrasse, parking, accessibility and other necessary ramps, loading bay/dock area, sports field, playground etc.) and exterior finishing
 - **Plant & Seeding work**
 - Garden vegetation ground management
 - **Technical Installation**
 - External Lighting
- 9. DECOMMISSIONING**
 - Dismantling and Backfilling / Timely Plot Restitution (as requested by Yokohama Expo Authority)
- 10. MAINTENANCE**
 - Building Fabric, Fixture, Fitting & Flooring
 - Power/ water system/utilities/infrastructure
 - Mechanical & Power system
 - Landscaping & External area
- 11. EXHIBITION OPERATIONS, MANAGEMENT AND STAFF**
 - Front of Staff area (Hostesses and Guides)
 - Back of Staff area (Security Guards, Gardening and Cleaning)
 - Food and refreshment services area (restaurant personnel)
 - Based on Clients official activities program to be provided in coordination with Client

Requirements that the Tenderer shall have to meet:

List of services provided

Necessary requirements the tenderer has to meet:

1. PREVIOUS EXPERIENCE IN AT LEAST 3 WORLD EXPOS OR SIMILAR INTERNATIONAL EVENTS, FOR THOSE SCOPE OF WORKS:

- Construction of temporary structures and pavilions
- Full project management
- Scenography and visitor experience implementation
- AV and Multimedia supply and engineering
- Content management and coordination
- Operations and staffing management
- Restaurant with Serbian menu and souvenir shop management
- Services and restaurant area management

Evidence

It is necessary for the bidder to submit a signed statement on his letterhead, under full legal, material and criminal responsibility to fulfill each of the stated conditions individually.

The statement is an integral part of the call for tenders

2. THE CANDIDATE MUST BE ABLE TO COMPLY WITH OFFICIAL EXPO 2027 RULES AND GUIDELINES, AND THE CANDIDATE MUST POSSES:

- Local Trade licenses in Japan
- A local office in Japan
- Presence of Japanese qualified staff in the office with at least 5 yrs experience in construction management and project management
- Presence of international project managers in the company, with at least 5 yrs experience in similar projects

Evidence

- Local Trade license in Japan – copy of license.
- For all other conditions, the bidder must submit a signed statement on his letterhead under full material and criminal responsibility that he fulfills each of the required conditions individually.
- Proof of certified previous projects in Japan over the last 5 years.

Certified references of previous World or Specialized international Expo and similar international projects – list of performed projects, copy of the contracts and / or letters of recommendation (minimum 3 references)

While companies prequalified and listed on the Yokohama Expo 2027 Official Participants Portal are encouraged to submit tenders, participation in this procedure is open to all qualified economic operators meeting the requirements set out in this Call for Tenders and Yokohama Horticultural Expo 2027 documentation, thereby ensuring fair competition and non-discriminatory access to the procurement process.

The statement is an integral part of the call for tenders

The bidder is obliged to submit the requested evidence with the bid together with the renderings and sketches of the design of the Pavilion in pdf format, by the deadline specified for the submission of bids. Bidders should submit one (1) fixed price which will include all expenses up to issuance of final and non-appealable Use Permit and handover of the completed pavilion up to demolishing and clearing of the plot area to its original state, as requested by Yokohama Expo Authorities. All duties, taxes, VAT and other charges related to the Works will be borne by the

Bidder under the Contract or for any other cause, as of the date of signing the Contract, shall be included in the price and total Bid price submitted by the Bidder, except for administrative fees and connection fees payable to the governmental or local authorities and communal companies which will be paid by the Client.

CONTRACT AWARD CRITERIA

1. PRICE WEIGHTS

The maximum number of weights for the price criterion shall be 20 (twenty).

The number of weights shall be determined by dividing the lowest offered price with the offered price of the specific tender being evaluated and multiplying the value thus obtained with the number of weights provided for that criterion. The offered price without VAT shall be used for weighing.

Formula: $20 * \frac{\text{offered price}}{\text{price of highest tendered offer}}$

2. QUALITY CRITERIA WEIGHTS

Maximum number of weights for the quality criterion (Renderings and sketches of the design of the Pavilion in pdf format, and full presentation of concept, architectural design, areas layouts, visitor experience, AV multimedia equipment, staffing operation plan, plan of activities and menu of the restaurant for the pavilion ppt. adaptable to Client's activities program and potential special requirements of Pavilion of the Republic of Serbia for Yokohama Horticultural EXPO 2027" shall be 80 (eighty). Drafts shall be submitted along with the bid with all other evidence.

WEIGHTS:

80 weights – first-ranked design, sketches and renderings of the proposed design of the Pavilion in pdf format, and full presentation of concept, architectural design, areas layouts, visitor experience with plan of activities at the pavilion of the Republic of Serbia for " Yokohama Horticultural EXPO 2027".

40 weights – second-ranked sketches and renderings of the proposed design of the Pavilion in pdf format, and full presentation of concept, architectural design, areas layouts, visitor experience with plan of activities at the pavilion of the Republic of Serbia for " Yokohama Horticultural EXPO 2027".

20 weights – third and more-ranked sketches and renderings of the proposed design of the Pavilion in pdf format, and full presentation of concept, architectural design, areas layouts, visitor experience with plan of activities at the pavilion of the Republic of Serbia for " Yokohama Horticultural EXPO 2027".

3.. MANDATORY CRITERIA ARE PREVIOUS EXPERIENCE AND REFERENCES WEIGHTS (Proved list of permits, standards and previous experience and references including experience in cuisine with Serbian food and wine)

Contingency criterion:

In the event that, after the evaluation of the tenders, two or more acceptable tenders receive the same number of weights, the Contracting Entity will choose the tender of a Tenderer with a higher number of weights based on the “Quality Criterion”.

NOTE: If the tenders have been evaluated as timely and contain all the required documentation (specified in the tender documentation), a designated Commission of the Contracted Entity shall evaluate the tenders according to the abovementioned components of the criteria.

Method of payment after concluding the Contract

1. Monthly Statements

The Client’s Representative shall submit to the Client after the end of each month a statement in a form approved by the Client showing as at the end of that month:

- a. the estimated contract value of the Permanent Works executed;
- b. any other amounts which the Client’s Representative is itself entitled under the terms of the Contract; unless in the opinion of the Client such values and amounts together shall not justify the issue of an interim certificate.

2. Monthly Payments

Within two (2) days from the date of submission to the Client, the Client shall certify such statement to the Client’s Representative, and the Client shall, within fifteen (15) days after such certified statement has been delivered to the Client, pay to the Client’s Representative (after deducting any previous payments on account):

- a. the amount agreed in each of the payment milestones listed in the schedule of this contract and in relation with the commercial letter; and
- b. such amounts (if any) as the Client may consider proper for variation, when necessary and previously agreed upon;

3. Final Account

Not later than the period set out after the date of the Taking Over Certificate for the whole of the Works the Client’s Representatives shall submit to the Client a statement of final account and all information reasonably required for its verification showing in detail the value in accordance with this Contract of the work done in accordance with this Contract together with all further sums which the Client's Representative considers to be due to it under this Contract up to the date of such Taking Over Certificate. Such balance shall be paid to the Client’s Representative as the case may require within fifteen (15) days after such certificate has been delivered to the Client.

4. Interest on Overdue Payments

In the event of failure by the Client to make payment, the Client shall pay to the Client’s Representative interest upon any overdue payment from the latest date when the payment should have been made.

After concluding the Contract, the Client’s Representative shall be obliged to:

- appoint an authorized person to monitor the implementation of this Contract;

- undertake measures and actions provided for in this Contract in a timely and orderly manner and to organize and carry out communication with the Service Provider in a manner that ensures the most efficient and expedient execution of contractual obligations;
- make timely payments to the Service Provider for the services performed based on a properly issued invoice.

After the conclusion of the Contract, the Service Provider shall undertake:

- to carry out the work under this Contract in accordance with the provisions of applicable laws, regulations, technical specifications, technical conditions and standards that apply to this type of work, with quality and with strict adherence to the professional rules of their profession, and in accordance with the submitted technical specification;
- not to publish or make available to third parties the documentation and data it received from the Contracting Entity for the purpose of providing the given services, either in its entirety or partially, without the written consent of the Contracting Entity and to treat all technical and other data related to this Contract as confidential during the provision of services;
- to assume full responsibility for the execution of contractual obligations and the quality of the service performed, as well as for making amendments to the submitted conceptual design during the implementation of the Contract according to any objections of the Contracting Entity pursuant to Article 5 of this Contract, until the final approval is obtained from the Contracting Entity and the organizer of "Yokohama Horticultural Expo 2027";
- to develop all necessary documentation of the pavilions of the Republic of Serbia for "Yokohama Horticultural Expo 2027" in accordance with the technical specification and other relevant documentation and deliver them on a portable electronic multimedia data carrier and in paper form in English and Japanese, signed by the Service Provider.

DISCLAIMER

The Client Right to Accept any Bid and to Reject any or all Bids - the Client prepared this tendering process based on presently available information and reserves the right to modify, amend, change, adapt the scope and/or subject of works, to accept or reject any Bid, to cancel the bidding process as a whole, at any time prior to the award of Contract, without thereby incurring any liability to the affected Bidder or bidders or any obligation to inform the affected Bidder or bidders on the ground for such decision. By participating in this tender, all bidders automatically and unconditionally accept the above disclaimer and relinquish their right to claim any damages from the Client.

PROCESS CONFIDENTIALITY

Information relating to the examination, clarification, evaluation and comparison of bids and recommendations for the award of a contract will not be disclosed to bidders or any other person not officially involved with such process until the public opening of Financial Offers. Any effort

by a Bidder to influence the Employer's processing of bids or award decision will result in immediate disqualification of his Bid.

COST OF BID

The Bidder shall bear all costs associated with the preparation and submission of his bid, and the Client will in no case be responsible or held liable for any such costs, regardless of the conduct or outcome of the bidding process.

SITE VISITS

The Bidder, at his own responsibility, is encouraged to visit and examine the plot assigned for the pavilion construction which is the subject of the tender and their surroundings and obtain all information that may be necessary for preparing the Bid. The costs of visiting the site shall be solely borne by Bidder. The Bidder and his personnel or agents may be granted permission by the Client and Yokohama Expo Authorities to enter the plot premises for the purpose of such site visit, but only upon signing of a letter, in which the Bidder, its personnel, and agents will release and indemnify the Client from and against all and any liability in respect thereof, and will be fully responsible for death or personal injury, loss or damage to property and any other loss, damage, costs and expenses incurred as a result of the inspection to any related or unrelated party.

TENDER FORM

Tender number: 01/2026

Date of Tender: 10/June/2026.

GENERAL INFORMATION ABOUT THE TENDERER

Name of the Tenderer:	
Address of the Tenderer:	
Registration number of the Tenderer:	
Tax ID No.:	
Name of the contact person:	
Tenderer E-mail:	
Phone:	
Account number and bank name of the Tenderer:	
Person authorized to sign the Contract that will be provided when the job will be assigned:	

PRICE STRUCTURE FORM

Subject of the procurement	Total price without VAT	Total price including Japanese VAT
PROJECT MANAGEMENT		
GENERAL WORK		
STRUCTURE CONSTRUCTION		
EXTERIOR BUILDING		
INTERIOR BUILDING		
TECHNICAL INSTALLATION		
FF&E (FIXTURE, FURNISHES AND EQUIPEMENT)		
OUTDOOR FACILITIES CONSTRUCTION		
DECOMMISSIONING		
MAINTENANCE		
EXHIBITION		
OPERATIONS		
PROPOSAL OF ROYALTY PERCENTAGE FOR PAVILION		
TOTAL		

The tenderer shall submit this document + Plan of activities (*Gantt chart in Excel*); and PPT. of visitor experience pavilions of the Republic of Serbia for " Yokohama Horticultural EXPO 2027" as integral part of its offer.

Note:

The tenderer shall have the option of submitting a tender in euros or Japanese yen.

The price shall include all costs for the implementation of the procurement.

The prices in the Tender shall be fixed and cannot be changed.

Signature of the authorized person

The tender form should be completed and signed by the authorized person. Please submit the form electronically to the following E-mail address: no later than 22nd of June 2026. until 3 (three) p.m. Yokohama, Japan time.