

WARMTENET MUIDERBERG

COVER LETTER

Date: 17 March 2026

Project no.: 25-031

Prepared by: THN

This cover letter provides a concise overview of the Muiderberg District Heating Project — a greenfield renewable district heating system supplying the town of Muiderberg in the Netherlands. The project represents an opportunity for specialist contractors and suppliers across three coordinated lots. Read on to assess whether this tender is the right fit for your organisation, and be sure to review the complete document list on TenderNed before proceeding.

More information can be found: [Warmtenet Muiderberg – Duurzame en betaalbare warmte. Samen goed geregeld!](#)

1 Project at a Glance

The Muiderberg District Heating Project involves the design and construction of a new, renewable heating production facility and its integration with the district heating network serving the entire Muiderberg community. The plant is a greenfield development — built from the ground up — and will utilise aquathermal energy extracted from the IJmeer lake as its primary heat source, supplemented by heat pump technology, thermal energy storage, and auxiliary peak and backup systems.

The facility must be dimensioned to cover an estimated annual heat demand of approximately **16-17 GWh**, including distribution losses, and must be capable of reliable year-round operation under varying seasonal conditions. System integration between the Heating Central, WKO/TEO systems, and Tank Thermal Energy Storage (TTES) is important, as these components are procured under separate but closely coordinated contracts.

1.1 Three Procurement Lots

- **Lot A – Heating Central:** Heat pump plant, primary production facility, auxiliary systems
- **Lot B – WKO/TEO:** Aquifer and lake-source thermal energy extraction systems
- **Lot C – TTES:** Tank Thermal Energy Storage installation

Consortia and partnerships between complementary specialists are explicitly permitted, provided roles and responsibilities are clearly defined.

CONTRACTING AUTHORITY

WARMTEBEDRIJF MUIDERBERG B.V. — CLASSIFIED AS A SPECIAL SECTOR COMPANY UNDER EU DIRECTIVE 2014/25/EU.

TECHNICAL ADVISER

PLANENERGI PROVIDES ALL TECHNICAL ADVISORY SERVICES. ALL CLARIFICATION REQUESTS MUST BE SUBMITTED VIA OFFICIAL TENDERED CHANNELS.

1.2 Scope, Lots & Contract Structure

The project is structured into three procurement lots. Each lot constitutes a fully independent turnkey contract covering design, supply, installation, testing, and commissioning of the relevant systems. At the same time, all three lots must work as a single integrated district heating solution — making strong interface management a contractual obligation for every successful tenderer.

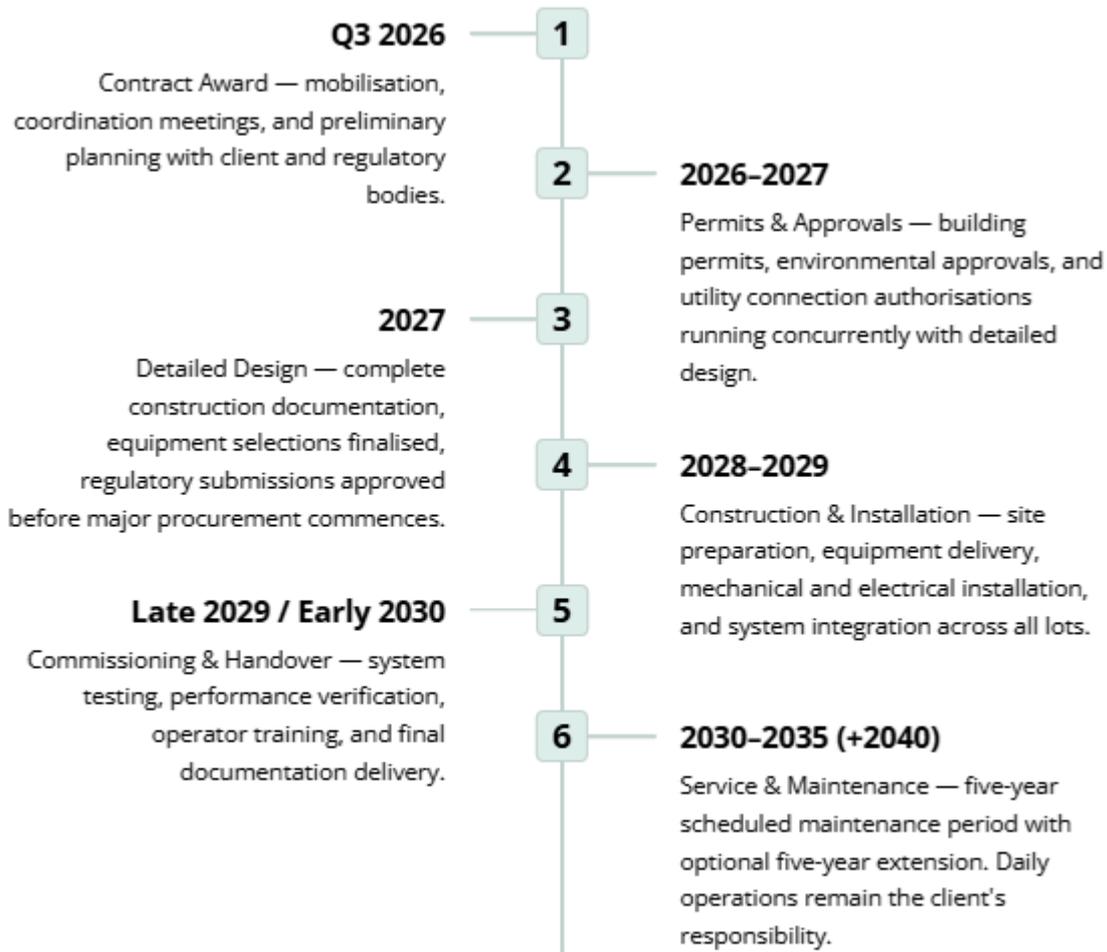
In addition to the three main technical contracts, separate tenders are being undertaken for the technical building, the district heating distribution network, and consumer-side house installations. All tenderers must account for continuous coordination with these parallel works throughout construction and commissioning.

Lot A — Heating Central	Lot B — WKO/TEO	Lot C — TTES
Design, construction, and commissioning of the primary heat production facility including heat pumps, peak load boilers, and all mechanical and electrical systems.	Design and installation of Aquifer Thermal Energy Storage (WKO) and lake-source energy extraction (TEO) systems. Legally required Dutch WKO/ATES permits or eligibility to obtain them is mandatory.	Engineering, fabrication, and construction of large steel tank thermal energy storage for hot water.

All scope boundaries and demarcations between lots and parallel contracts are defined in **Document AP2.1 – Demarcations**. This document is an integral part of the contractual basis and compliance is mandatory. The Contracting Authority strongly advises all prospective tenderers to review this document thoroughly before preparing their prequalification submissions.

2 Project Timeline & Key Milestones

The project follows a structured multi-phase delivery programme spanning from contract award in 2026 through to the completion of a five-year service and maintenance period in 2035, with an optional client-exercised extension to 2040. Each phase carries defined deliverables and interface obligations, and tenderers must demonstrate the organisational capacity to manage their scope across the full duration of the contract.



3 Procurement Procedure & Award Criteria

This tender follows a two-stage competitive negotiated procedure in accordance with EU Directive 2014/25/EU (the Utilities Directive). The procedure is designed to identify the most economically advantageous tender whilst allowing for technical dialogue and optimisation of proposed solutions. Dutch national procurement legislation applies throughout.

Stage 1 — Prequalification

Up to **3 applicants** will be selected based on demonstrated technical capacity, financial standing, and comparable project references.

Stage 2 — Tender & Award

Contracts awarded on the most economically advantageous tender basis, evaluated across two weighted criteria:

- **Total Economy** — capital investment plus projected operational costs over 15 years
- **Technical & Delivery Excellence** — quality, reliability, and service performance

Minimum Financial Requirements

Lot A: Avg. annual turnover ≥ **€5 million** (last 3 years)

- Lot B: Avg. annual turnover ≥ **€1.5 million** (last 3 years)
- Lot C: Avg. annual turnover ≥ **€1 million** (last 3 years)
- All lots: Avg. solvency ratio ≥ **10%** (last 3 years)

Technical Experience Required

Lot A: District heating / large-scale heat pump commissioning

- Lot B: WKO system design and Dutch permit eligibility
- Lot C: Large steel hot water tank engineering and construction

All reference projects must have been completed within the **last three years**.

Applicants must submit a completed declaration confirming they are not subject to mandatory exclusion grounds. False declarations may result in immediate exclusion and legal consequences under applicable legislation.

4 Indicative Tender Schedule

The following dates govern the tender procedure for the Muiderberg District Heating Project. All deadlines are strictly binding. Requests for participation and tender submissions must be received via TenderNed before the indicated closing times. Late submissions cannot be accepted under any circumstances. Applicants are strongly encouraged to submit well in advance of deadlines to avoid technical issues with the platform.

Milestone	Date & Time
Publication of contract notice	17 March 2026
Deadline — Requests to Participate	22 April 2026, 12:00
Issuing of invitations to tender	22 May 2026
Deadline — Receipt of Tenders	26 June 2026, 12:00
Issuing of invitation for BAFO	17 July 2026, 23:59
Deadline — BAFO Submissions	31 July 2026, 23:59
Provisional award decision published	28 August 2026
Final award published	18 September 2026

5 How to Access the Tender Documents

All tender documents are available exclusively through TenderNed — the official Dutch electronic procurement platform. No physical document sets will be distributed. Applicants are fully responsible for downloading all current versions of documents, including any corrigenda or clarifications subsequently issued during the tender period.

The Document List provides a comprehensive index of all tender documents, their reference numbers, issue dates, and current revision status. This list will be updated if correction sheets are issued or documents are revised. Regular monitoring of TenderNed is essential to ensure that your submission is based on the most current information available.

Important Reminder: Before preparing your prequalification submission, please verify that you have downloaded and reviewed all documents on the Document List, including Document 1 – Project Description and Document 2.1 – Demarcations. Incomplete review of the tender basis is the most common cause of non-compliant submissions.

5.1 Submit Questions via TenderNed

All technical questions, clarification requests, and tender enquiries must be submitted exclusively through official TenderNed communication channels. Direct contact with Warmtebedrijf Muiderberg B.V. or PlanEnergi outside this channel is not permitted during the tender period.