

Request for BAFO, award phase II, TN575113

Warmtenet Muiderberg District Heating Plant

Date: 27 August 2026

Project no.: 25-031

Prepared by: THN and MRA

Dear applicant,

Thank you for your interest in our project and thank you for submitting your First Bid and participating in our dialogue sessions. With this Request for BAFO we invite you to submit a "Best and Final Offer" as part of the award phase II regarding the tender 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.

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 submissions.*

In the invitation sent by TenderNed you will find the Lot you are invited to issue a bid. All documents (incl. de updated document list) are provided via TenderNed. For this invitation for BAFO we added an extra folder on TenderNed "Award Phase II 27 August 2026". We recommend you to download the updated document list on TenderNed before proceeding. When documents are missing, please contact us.

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

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.

Procurement Procedure & Award Criteria

This tender follows a two-stage competitive negotiated procedure with prior call for competition, in accordance with Part 3 of the Dutch Public Procurement Act 2012 (implementing Directive 2014/25/EU on procurement by entities operating in the water, energy, transport and postal services sectors). The procedure is designed to identify the most economically advantageous tender whilst allowing for technical dialogue and optimization of proposed solutions. Dutch national procurement legislation applies throughout.

Warmtebedrijf Muiderberg B.V. is a Contracting Entity as defined in Article 3 of Directive 2014/25/EU and Article 1.1 of the Dutch Public Procurement Act 2012 (special-sector entity).

This Request for BAFO contains information required by the Tenderer in order to gain an understanding of the scope and content of the contract and to decide whether or not to submit a Best and Final Offer (BAFO). In addition, this Request for BAFO informs the selected Applicants of the procedure the Contracting Entity will follow to conclude an agreement with the market party that will perform the contract.

For details about the award criteria we refer to the documents 0.3 Tender Conditions chapter 8.

Clarification Invitation for BAFO

Based on the First Bid, Dialogues, Permit procedures and consultation of the inhabitants of Muiderberg we updated the tender conditions to be included in your BAFO. The updates include the following issues:

1. Position of TTES

The location of the TTES has been shifted behind the Building. For details see AP3.2.1 Site plan rev 4 and AP3.2.2 Site plan Muiderberg_260820_DO_V4.

2. Position of the doublets ATES/WKO as part of TEO

For the permit application the locations of the doublets have been determined according to AP3.4.2 Muiderberg WKO Boringen Locations v4.

3. Optimizations for all Lots.

The pricing sheets have been amended with the following additional price options. Be aware that the base offer is used for the award criteria.

Lot A

Option A: Lot A heat pump and intermediate circuit designed for operation without WKO/ATES. The option shall include direct TEO/lake operation with lake outlet temperature down to 1 °C, glycol in the intermediate circuit, all required heat exchangers, pumps, valves, controls, frost protection, safety measures and interfaces. State the option price and all effects on capacity, COP, electrical demand, gas consumption, NPV, maintenance and operational limitations.

Option B: Phased implementation of Lot A. Provide an itemised price and programme for each proposed phase, including the minimum viable first phase, installed capacity and redundancy per phase, temporary works, Day-1 provisions for later expansion, interfaces, warranty/service consequences and any additional or avoided costs compared with the main tender.

Lot B

Option A: TEO-only heat source system without WKO/ATES. Provide the deduction/additional price compared with the main tender and clearly identify all omitted WKO scope, retained Day-1 provisions, TEO capacity, seasonal operating limits, permitting consequences, future WKO interfaces, energy performance, maintenance and operational risks.

Option B: TEO-only heat source system without WKO/ATES, sized at twice the TEO capacity of the main tender. Provide the deduction/additional price compared with the main tender and clearly identify the proposed TEO capacity, intake and discharge capacity, transmission pipelines, internal installation, electrical and control requirements, seasonal operating limits, permitting consequences, omitted WKO scope, retained Day-1 provisions, future WKO interfaces, energy performance, maintenance and operational risks.

Lot C

Option: 200 mm thermal insulation on tank roof and sides, complete with vapour barrier, fixings, thermal-bridge treatment and metal cladding. Tenderer shall state insulation material, declared thermal conductivity (lambda value) and the resulting overall U-value for the complete insulated tank construction.

4. Available construction working area and indicative construction planning

In AP3.2.4 Working Area - Werkgebied Muiderberg V4 has been indicated. In AP1.1 Indicative Main Schedule Construction Muiderberg_v0.7 and phasing is indicated.

The Contracting Authority intends to commence heat delivery to the first consumers during summer 2028. Tenderers shall confirm that their proposed solution and execution strategy support this objective

and identify any critical assumptions, dependencies or interfaces that may affect achievement of this milestone.

We request your confirmation that the final milestone can be met and confirmation that the available working area is feasible for delivery of the scope of your Lot.

5. Site investigations

For the permit application, various site investigations have been performed. The outcome may have effect on the scope of your work. We request you to identify and specify the local conditions that have price effect on your scope of work and include these in your price. Tenderers shall review the submitted investigations and identify any assumptions, risks, constraints, mitigation measures or scope impacts that have been included in their Tender.

The following investigations are submitted:

- *Verkenndend natuuronderzoek Warmtenet Muiderberg*
20251211-DIP314-NAT-RAP-1.0
This study provides a broad initial assessment of the ecological impact of the project.
- *Voortoets Natura 2000 Warmtenet Muiderberg*
20260211-DIP314-NAT-VT-1.0
- *Indicatief akoestisch onderzoek opwekstation*
20251218-DIP314-NOT-AKO-IL 0.2.pdf
The acoustic research focuses on the noise of the generating station in the use phase.
- *Archeologisch onderzoek*
DIP314 - BU_Archeologie_Muiderberg Warmtenet - gemeente Gooise Meren definitief
- *Historisch onderzoek Achtergebleven Ontplofbare Oorlogsresten*
260212_H26010_VOB_01
- *Verkenndend (water)bodem-, asbest-, en verhardingsonderzoek*
254544 Rapport WKO Waterkeringpad te Muiderberg def.1.0 20260818 (1)
- *Stikstofdepositieonderzoek Opwekstation warmtenet Muiderberg*
20260820-DIP314-RAP-STD-2.0

6. Construction All-Risk Insurance by Contracting Authority

Warmtebedrijf Muiderberg will arrange for a project CAR-Insurance policy to cover all three lots and also in the interest of the (sub)contractors. Rabo Insurance is assisting as broker. Details will follow.

Update Tender Schedule Phase II

The following dates govern the tender procedure for the Muiderberg District Heating Project. All deadlines are strictly binding. Submission shall be e-mailed or transferred to mark@bouwtafel.nl and thn@planenergi.dk Applicants are strongly encouraged to submit well in advance of deadlines to avoid technical issues with the platform.

Milestone	Date & Time
Issuing of invitation for BAFO	27 August 2026,
Deadline — BAFO Submissions*	1 October 2026, 14:00
Provisional award decision published	15 October 2026
Final award published	30 October 2026
Financial Close (planned)**	January 2027

* Submissions shall include a verified **“Bid Compliance Matrix”** which should help the contracting authority to verify if the BAFO is complete and compliant with the tender conditions.

** Applicants are expected to fully cooperate with the due diligence process and negotiations with the potential lenders. Financial Close remains subject to lender approvals and final financing arrangements.

Contractor Assumptions, Qualifications and Deviations

Tenderers shall clearly identify and list all assumptions, qualifications, exclusions, boundary conditions, dependencies and deviations on which the BAFO is based.

The Tenderer shall provide a dedicated Assumptions and Qualifications Register as part of the BAFO, including as a minimum:

- Technical assumptions.
- Commercial assumptions.
- Planning and scheduling assumptions.
- Interface assumptions relating to other Lots, utility companies, authorities and third parties.
- Assumptions relating to permits and approvals.
- Assumptions relating to site conditions and investigations.
- Assumptions relating to scope boundaries and demarcations.
- Assumptions relating to testing, commissioning and performance verification.

Each assumption shall clearly state:

- the underlying assumption;
- the affected scope, system or requirement;
- the potential consequence if the assumption proves incorrect; and
- any proposed mitigation measure.

The Contracting Authority reserves the right to disregard assumptions, qualifications or exclusions that are inconsistent with the tender documentation, the Contract or the BAFO requirements.

Particular attention shall be given to assumptions relating to performance guarantees, operational boundary conditions, commissioning, SCADA integration, interfaces between Lots A, B and C, and achievement of the project milestones.

Unless explicitly identified in the Assumptions and Qualifications Register, the Tenderer shall be deemed to have accepted the tender documentation, including all requirements, interfaces, performance obligations, site conditions, coordination requirements and contractual provisions.

Any deviation from the tender documentation shall be clearly identified and referenced to the relevant tender document and clause. Failure to identify a deviation shall not relieve the Tenderer of its obligations under the Contract.

The Contracting Authority may, at its sole discretion, request clarification of assumptions, qualifications or deviations as part of the BAFO evaluation process.

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 bid 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.

1.1 Submit Questions via TenderNed

All technical questions, clarification requests, and tender enquiries must be submitted exclusively through official TenderNed communication channels. Please use the excel format Nvl_QA_Register_Muiderberg (published 17 June on TendereNed).

We are looking forward to receive your BAFO.

Kind Regard,

On behalf of
Tenderteam Warmtebedrijf Muiderberg

Tina Hartun Nielsen, Niels van der Veer, Ton Schalkx and Mark Raming