



Terms of Reference for Construction Monitoring Expert for Social Infrastructure Projects

Background and context

Supporting anti-corruption efforts in Ukraine is a high political priority for the European Union and Denmark. By combating corruption, the EU contributes to the consolidation of democracy and economic growth of Ukraine, as well as the successful approximation of Ukraine with the EU.

The European Union Anti-Corruption Initiative (EUACI) in Ukraine is a joint EU and Government of Denmark financed programme aimed at supporting Ukraine in its efforts to reduce corruption at the national and local level through empowerment of citizens, civil society, businesses and state institutions. In early 2024, the EUACI entered its phase III which runs till mid-2027. As part of the new phase, the EUACI has been asked to identify activities related to schools. This has resulted in significant achievements and the development of a comprehensive approach for monitoring construction processes, which includes the following stages: analysis of project documentation, analysis of public procurements, and distance monitoring of construction works.

EUACI has already gained valuable experience in this area through its successful cooperation on the School Nutrition Reform, initiated by the First Lady Olena Zelenska. In that project, EUACI provided support for the modernization of school canteens by conducting anti-corruption assessments, procurement analysis, and remote technical monitoring. Building on this proven approach, similar support has now been requested by the Ministry of Education and Science of Ukraine (hereinafter – the Ministry) for social infrastructure in the city of Borodyanka and the Mariupol City Council in the city of Bila Tserkva. The Ministry also actively cooperates with the Foundation of First Lady (hereinafter – Foundation) in implementing restoration of social infrastructure in educational institutions.

In 2022, as a result of Russian shelling, the children's creative and sports center in Borodyanka was completely destroyed. It had been the only space where children from Borodyanka and neighboring communities could develop their talents. The center hosted 30 creative clubs, a youth sports school attended by nearly 800 children, and a children's arts school.

The Foundation decided to implement a large-scale, long-term project to rebuild the creative and sports center in Borodyanka to support the development and leisure of more than 2,000 children. After the reconstruction is completed, children will once again be able to attend their favorite clubs and activities. The center, with an area of 3,000 sq. m, will include sports and choreography halls, a robotics and aeromodelling laboratory, facilities for boxing, freestyle wrestling and other activities. In particular, the Ministry requested EUACI's support in monitoring the construction of the sport center in Borodyanka, which is financed and supported by the the Foundation.

The Ministry requested EUACI's support in minimizing corruption risks and other risks in the implementation of the construction of the sports center in Borodyanka.

Cooperation is based on a proven concept previously developed by the EUACI, which includes the following key components:

- assessment of project documentation;





- analysis of the public procurement process for the construction, reconstruction, and major repair of social housing facilities; and
- the introduction of the technical monitoring of construction works (in place and remote).

Reconstruction and development of social infrastructure, in particular social housing, is one of the priority directions of Ukraine's recovery. It aims to address the urgent needs of the society, and uphold the highest standards of transparency and anti-corruption control.

In December 2025, the Mariupol City Council approached EUACI with a request for support in implementing a major social housing project for internally displaced persons (IDPs), from Mariupol in Bila Tserkva (the city in Kyiv region). The project envisages the construction of 16 buildings (in two phases of 8 buildings each), providing approximately 1,000 apartments. By the end of 2026, construction of the first building is planned to be completed. This cooperation will include analysing:

- working documentation to ensure compliance with approved technological solutions;
- construction works;
- specification of equipment and purchased equipment;
- all engineering communications;
- installation (connection) of equipment;

Prevention of violations, capacity building, and targeted support are critical elements of successful reconstruction. In this context, case-specific consultations, and systematic monitoring of social infrastructure procurements and construction processes are essential to ensure integrity and efficiency in the use of public funds. This is particularly important for the Mariupol City Council, which has the status of an Integrity City and is committed to the highest standards of transparency in reconstruction. Minimizing corruption risks in social infrastructure projects is a declared state priority for Ukraine, especially in the context of large-scale post-war recovery and the need to ensure transparent and efficient use of public resources for internally displaced persons.

In this context EUACI is seeking an Expert in construction who will support the Ministry and the Mariupol City Council in the transparent and efficient implementation of social infrastructure construction projects.

Objective:

The overall objective is supporting the Ministry and the Mariupol City Council in monitoring of construction processes by engaging an Expert in Construction (or team of experts) to provide specialized anti-corruption and technical monitoring for the transparent and efficient implementation of two social infrastructure projects: the reconstruction of the children's creative and sports center in Borodyanka and the construction of a social housing complex for IDPs in Bila Tserkva.

Scope of work:

The scope of work under this assignment includes, but is not necessarily limited to, the following tasks.

1. Expert Analysis of Project Documentation, Costs and Technical Solutions is to:

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- conduct thorough expert analysis of design and working project documentation, cost estimates, in order to identify potential risks, including overpricing, manipulation of costs, deviations from technical specifications, and other integrity risks;
- perform comparative analysis of contracts, additional agreements, and any changes or amendments to the project documentation in order to identify potential risks, including overpricing, manipulation of costs, deviations from technical specifications, and other integrity risks;
- conduct comparative analysis of contract prices and cost estimates against current market prices for construction works and materials, with the aim of detecting and preventing possible overpricing or artificial inflation of costs;
- perform analysis of technological and technical solutions.

2. Verification of Materials, Equipment and Sanctions Compliance:

- To verify the use of construction materials, equipment, and goods in accordance with project documentation, with particular attention to ensuring that no materials or equipment originating from sanctioned countries are used;
- To conduct analysis of sanctions compliance on equipment and minimization of risks, including corruption risks.

3. Reporting:

- to prepare clear, structured analytical reports on the status of social infrastructure projects, the use of allocated funds, identified risks, and proposed corrective measures. These reports will be submitted to the Ministry, Council, customer and EUACI.

4. Coordination, Advisory Support and Institutional Capacity Building:

- To participate in regular coordination meetings, ad-hoc meetings, and working sessions with the Ministry and the Mariupol City Council and other relevant stakeholders to discuss monitoring findings, address emerging issues, and provide expert advice;
- To provide ongoing expert support and advice to the support the Ministry and the Mariupol City Council, the customer and other stakeholders to strengthen their institutional capacity to independently manage social housing construction projects in a transparent, accountable, and efficient manner.

5. Development and Adaptation of Distance Monitoring Methodology

Contribution to the further development and updating of the existing EUACI Methodology for Distance Technical Monitoring, with a specific focus on its adaptation and practical application to social infrastructure construction projects (new construction and reconstruction). This includes defining clear procedures, monitoring parameters, documentation standards (including photo and video recording protocols), progress tracking mechanisms, compliance assessment criteria, as well as alignment with Ukrainian construction norms and standards (DBN), energy efficiency requirements, and anti-corruption safeguards.

6. Other Tasks:

- conduct direct (on-site) visits to the construction sites as necessary to perform the tasks under this assignment, including physical verification of construction progress, quality of works, and compliance with approved project documentation and technical standards;
- perform any other tasks related to the scope of this assignment as may be reasonably requested and agreed upon with EUACI.





Expert in construction will periodically report to the EUACI. Expert in construction will mainly work remotely but may also be required to work from the EUACI premises from time to time and take part in the offline meetings.

Expected Deliverables

Expert in construction shall deliver the following key outputs. The Specific Deliverables are presented below in Table 1 with a tentative schedule. All results are expected to be provided in Ukrainian unless otherwise agreed. Electronic copies are to be sent by email to the particular EUACI contact person.

Table 1

#	Deliverable/Output	Target Timeline/Due Dates	Review/Approval
1	Updated EUACI Methodology for Remote Technical Monitoring and Audit of social infrastructure and social housing construction (new construction and reconstruction), including clear procedures, monitoring parameters, documentation standards, photo/video recording protocols, progress tracking mechanisms, and criteria for compliance assessment	Within 5 weeks after contract commencement	EUACI team
3	Monthly analytical reports on the status of social housing construction projects in Borodyanka and Bila Tserkva (including findings from project documentation review, cost estimates analysis, compliance checks, distance monitoring results, and risk assessment)	Monthly (unless other terms agreed)	EUACI team
4	Comparative analysis of contract prices and cost estimates against current market prices for construction works and materials (with specific attention to preventing overpricing and artificial inflation of costs)	Together with each monthly analytical report	EUACI team
5	Verification of construction materials, equipment and goods (including checks for absence of sanctioned-country origin items) - findings included in monthly reports	Ongoing, with findings included in monthly reports	EUACI team
6	Written and oral recommendations on identified risks, potential overpricing, deviations from technical specifications, and proposed corrective measures (based on the analysis of project documentation, contracts and monitoring results)	Ad hoc / upon completion of each analysis	EUACI team
7	Direct (on-site) visits to the construction sites for physical verification of progress, quality of works and compliance with approved project documentation and technical standards	As necessary / in accordance with the monitoring plan and/or upon Beneficiary or EUACI requests	EUACI team

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8	Organization and participation in regular coordination meetings, ad-hoc meetings and working sessions with the stakeholders.	Ongoing during the term of the contract	EUACI team
9	Final comprehensive report summarizing all activities, key findings, recommendations, results achieved and lessons learned	2 weeks before the end of the contract	EUACI team
10	Any other deliverables as may be reasonably requested and agreed upon with EUACI	As agreed	EUACI team

The timelines indicated in the table above are indicative. Expert in construction may propose adjustments to the timelines for specific activities in consultation with the EUACI team. Additional deliverables may be agreed upon between an Expert in construction, the Beneficiaries and EUACI during the implementation of the assignment.

The contract will be awarded to the expert or team of experts who together will meet the following minimum requirements:

Qualifications:

Legal Status

The Constructor Expert must be an officially registered individual entrepreneur (FOP) or legal entity in Ukraine.

General qualifications:

The contract will be awarded to the expert or team of experts who together will meet the following minimum requirements:

- a minimum of a bachelor degree in construction, engineering, or a similar field is required;
 - at least 3 years of professional experience in the field of construction, reconstruction, project management or technical supervision of construction projects;
 - practical knowledge of Ukrainian construction norms and standards (DBN), design documentation, and technical specifications for buildings;
 - fluency in Ukrainian (spoken and written) is required. Working knowledge of English language (spoken and written) will be a strong advantage;
- **Adequacy for the assignment:**
- proven experience in conducting technical monitoring, audit or quality control of construction works, preferably in the public sector or donor-funded projects;
 - strong experience in the analysis of construction cost estimates, bills of quantities, contracts and additional agreements, including verification of prices against market rates;





- experience in developing methodologies, guidelines or tools for construction monitoring and supervision;
- demonstrated experience in anti-corruption risk assessment and integrity measures in public infrastructure or reconstruction projects will be a strong advantage;
- excellent analytical skills and ability to prepare high-quality analytical reports and practical recommendations;
- experience working with local authorities and/or donor-funded reconstruction projects in Ukraine will be considered an asset.

Budget, timeframe, and location:

The intended commencement date is the date of signature of the contract with an Expert in construction and the period of implementation of the contract will be 177 working days with a tentative start in May 2026 and completion in January 11, 2027.

The maximum budget available for this assignment is **30 000 EUR**.

During this period, an Expert in construction will be expected to deliver approximately 21 working days per month. All payments will be made on a deliverable-based and results-oriented basis and will depend on the successful completion, submission and approval by EUACI of the agreed deliverables, as well as the Expert's demonstrated engagement, quality of outputs and overall performance throughout the assignment.

Proposals, where the Contract Price offered, exceed the above maximum budget will be rejected.

Payments will require verification of deliverables and approval by the EUACI team of the Consultant's progress report and expense outlay.

Expert in construction will periodically report to the Ministry and Mariupol City Council and the EUACI. Expert in construction will mainly work remotely but may also be required to work from the EUACI premises from time to time.

Reporting and management

Definition of indicators

The performance of an Expert in construction will be judged upon reaching the purpose of this contract as well as obtaining its results, as indicated in the sections "Objective" and "Expected Deliverables" herein respectively.

Special requirements

By signing the contract, an Expert in construction agree to treat as confidential all information, documents, data, or materials disclosed to them, discovered, or prepared by them in the course of the assignment (hereinafter referred to as "Confidential Information"). Expert in construction shall use such





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Confidential Information solely for the purpose of implementing the contract and shall not disclose it to any third party without the prior written authorization of EUACI.

Expert in construction shall report directly to EUACI and provide a debriefing session prior to the finalization of the assignment.

Bidding Details:

The bidder must submit the following information to be considered:

1. The CV (no more than three pages long) that should include a description of the previous relevant assignments, and key duties on this assignment.
2. Information about the level of daily fee, inclusive of all taxes or other such charges.

If these documents are not submitted in line with the request above, the bid will not be considered (Annex 1).

Please be aware that the EUACI will publish the name of the winner of this tender.

The contract budget cannot exceed 30 000 EUR.

How to apply:

The deadline for submitting the proposals is **May 03, 2026, 18:00 Kyiv time.**

The proposals shall be submitted within the above deadline to euaci@um.dk with copy to olehlo@um.dk, indicating the subject line "Expert in construction".

Bidding language: English

Any clarification questions for the bid request should be addressed to olehlo@um.dk, no later than **April 27, 2026, 18:00 Kyiv time.**

To ensure your documents were successfully received, please check that you receive an auto-reply from our system. If your application is properly received, you will receive an auto-reply from the EUACI mailbox.

If you don't receive an auto-reply, your application was not received, please try again or contact. Evaluation criteria

Bids will be evaluated under the criteria provided below:

#	Criteria	Weight
1	CV, Relevant experience, skills and competencies	80%
2	Proposed daily fee	20%

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