

Invitation to Tender

Technical Design Basis Support for Detailed Planning and EIA

Utilitas Wind Audru E-Fuels Development

1. Background

OÜ Utilitas Wind is developing a potential **e-fuels production facility** in Pärnu, Estonia. The development is intended to produce hydrogen-based derivatives using renewable electricity.

A feasibility study was completed in spring 2026. In parallel, Utilitas Wind has initiated the detailed planning process for the Audru site with Pärnu City municipality. The planning process includes environmental impact assessment (EIA) under Estonian planning and environmental legislation.

For the planning and environmental assessment process (detailed spatial plan with EIA), Utilitas Wind needs a sufficiently robust technical description of the planned activity, its reasonable alternatives, key inputs and outputs, storage, logistics, utilities, emissions-relevant streams and planning-relevant design envelope. The technical basis should be suitable for use by the local planning and EIA team and should also support the future basis for Preliminary Design. It is not expected to constitute full Preliminary Design, Pre-FEED or FEED.

The current planning envelope is up to 300 MW of electrolysis capacity. The product pathways currently considered for the planning and environmental assessment process are:

- e-methanol;
- e-SAF, with Fischer-Tropsch considered as the current route;
- e-methane, potentially as a lighter alternative depending on the consultant's recommendation.

The final product route has not yet been selected. The intention is to preserve optionality during the detailed planning and environmental assessment phase, while ensuring that the technical basis is sufficiently credible.

2. Objective of this assignment

The objective of the assignment is to provide focused technical support between the completed feasibility study and any later FEL phase. The purpose is to build on the existing feasibility study, identify the most important remaining gaps and provide the technical inputs needed for:

- the detailed planning process;
- the environmental assessment (EIA) technical description, including input for the Best Available Techniques (BAT) assessment;
- the future basis for Preliminary Design;

- later decision-making on whether and how to proceed toward Pre-FEED/FEED.

The assignment should be pragmatic and proportionate to the current development phase. At the same time, the detailed plan must define maximum building areas, indicative building and equipment parameters, storage parameters and other planning-relevant limits that cannot easily be increased later in the building permit process. The technical basis should therefore define conservative maximum envelopes while preserving flexibility between the product pathways.

3. Existing material

Utilitas Wind can provide existing project material, including:

- completed Power-to-X feasibility study;
- feasibility report table of contents;
- technical assessment of e-methanol and e-SAF concepts;
- preliminary site layout material;
- preliminary CAPEX/OPEX assumptions;
- water supply, wastewater/discharge and ongoing water-related assessments;
- preliminary chemical risk assessment;
- [detailed planning initiation material](#);
- existing environmental screening material;
- market and offtake findings.

For the proposal stage, Utilitas Wind can provide a project summary, the feasibility report table of contents and selected extracts upon request. Further material can be shared under NDA where required.

4. Scope of work

The proposed scope should include the following work packages.

WP1 — Gap analysis

Review the existing feasibility study and related project material.

Identify the main technical gaps between the current feasibility-level material and the level of information required to support the environmental assessment (EIA) technical description and detailed planning process.

The gap analysis should distinguish between:

- information already sufficiently covered by the feasibility study;
- information that can be addressed through conservative planning assumptions;
- information requiring additional engineering;
- information requiring OEM/licensor validation;

- information that should only be developed in a later Pre-FEED/FEED phase.

WP2 — Integrated technical basis for environmental assessment

Develop an integrated technical basis suitable for the planning and environmental assessment process, building on the existing feasibility material.

The consultant should:

- define the process concepts for the relevant product alternatives: e-methanol, e-SAF and e-methane;
- prepare input-output tables and main technical parameters for environmental assessment purposes, including:
 - electricity demand;
 - water demand;
 - hydrogen production and use;
 - CO₂ demand;
 - product output;
 - oxygen by-product;
 - wastewater/discharge streams;
 - air-emission-relevant streams;
 - waste and spent catalyst streams;
 - heat rejection/cooling needs;
 - chemical and utility inputs;
 - truck movements and logistics assumptions;
- review and validate feasibility-level assumptions for:
 - H₂ storage;
 - CO₂ reception and storage;
 - product storage;
 - chemical storage;
 - loading and unloading areas;
 - truck logistics;
 - utilities;
 - cooling concept;
 - water treatment;
 - wastewater/discharge handling;
 - electrical interface;
 - indicative site layout and area requirements;
- identify which assumptions can be retained, which should be adjusted and which require OEM/licensor or later engineering confirmation;
- support targeted engagement with relevant OEMs and licensors.

The level of detail should be sufficient for the environmental assessment technical description and detailed planning process.

WP3 — Technical description input for environmental assessment

Based on WP1 and WP2, prepare a technical description input suitable for use by the local planning and EIA team.

The technical description should cover the relevant product alternatives and recommend whether the planning and environmental assessment basis should be structured as:

- separate pathway descriptions for e-methanol, e-SAF and e-methane;
- a combined maximum-impact envelope;
- or a hybrid approach where certain impacts are assessed per pathway and others through a conservative maximum envelope.

The consultant should provide a recommendation on the most practical approach for the environmental assessment and detailed planning process.

5. Out of scope

The assignment does not include:

- binding vendor quotations;
- final technology or licensor selection;
- full Preliminary Design;
- environmental impact modelling;
- preparation of the full EIA report;
- preparation of the building permit application;
- preparation of the complex environmental permit application.

These may be considered in later phases or as separate work packages.

6. Optional scope

Tenderers are invited to propose optional additional tasks where they see value. These may include, for example:

- preliminary technology shortlist by product route;
- independent review of CAPEX/OPEX assumptions;
- deeper review of e-SAF route options;
- additional support for CO₂ sourcing and logistics;
- additional support for storage and safety basis;
- additional tasks preparing for Pre-FEED/FEED.

Optional tasks should be priced separately.

7. Deliverables

Expected deliverables include:

1. Gap analysis report
2. Technical description input for environmental assessment, based on the relevant product pathways
3. Input-output and process parameter tables
4. General site layout including storage, logistics and utilities assumptions
5. OEM/licensor RFI package and vendor engagement summary
6. Assumptions and gaps register

Tenderers may propose an alternative deliverable structure if they consider it more practical.

8. Timeline

The assignment is expected to start in August 2026.

Proposals must be submitted by **17 August 2026 at 17:00 EEST**. The results are expected to be communicated by 21 August 2026.

Final deliverables must be completed and invoiced no later than 18 December 2026. Tenderers are requested to propose a realistic timeline, including main milestones and review periods.

9. Commercial model and budget

The expected budget envelope for the base scope is approximately EUR 70,000–130,000 excluding VAT.

Utilitas Wind expects the assignment to be carried out on a time-and-material basis with a not-to-exceed cap. Tenderers may propose a phased structure.

10. Proposal requirements

Please structure the proposal as follows:

1. Understanding of the assignment
2. Proposed methodology and work plan
3. Proposed deliverables
4. Team composition and roles
5. Relevant references
6. Proposed timeline
7. Cost proposal, including hourly rates by role and estimated hours per work package
8. Assumptions and exclusions
9. Optional scope recommendations

11. Evaluation criteria

Utilitas Wind evaluates proposals based on:

1. Project Plan & Methodology: 40%
2. Team & PtX Competence: 30%
3. Cost Proposal: 30%

12. Contact

Questions and proposals should be sent to:

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