

**REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES – FIRMS SELECTION)
GEORGIA**

Third Regional Development Project (RDPIII) – P150696

Loan No: 8494-GE

**Assignment Title: Abastumani (Municipality of Adigeni) - Detailed Designs and Construction
Supervision for the Integrated Urban Upgrading of Abastumani Cultural & Wellness Town**

Reference No: IBRD/RDPIII/CS/QCBS/03-2018

The Government of Georgia has received financing from the World Bank (WB) toward the cost of the Third Regional Development Project (RDPIII), and intends to apply part of the proceeds for consulting services.

The consulting services (“the Services”) are for: **“Abastumani (Municipality of Adigeni) - Detailed Designs and Construction Supervision for the Integrated Urban Upgrading of Abastumani Cultural & Wellness Town”**.

The purpose of this assignment is to receive detailed designs and supervision services that shall assist with implementation of the overall urban objective of Abastumani as the multifunctional township encompassing the functions of the spa-resort, Borjomi-Kharagauli National Park gateway community, cultural tourism destination, internationally reputable scientific research center and township administration. The Consultant will further develop the vision by focusing on the project area and aiming to foster its achievement by improving its functional and physical context through providing:

a) Design services to include:

- Elaboration of a development vision and related integrated urban design concept for the specific urban areas tentatively identified for project support within the territory of Abastumani town (part of the Adigeni municipality). This would include considerations for upgrading existing/historical access & circulation scheme that minimizes impact on cultural and environmental assets and supports safe pedestrian and other non-motorized movements within the study area;
- Scoping of a cohesive Urban Design that includes an integrated investment program for the study area, with identification, prioritization, final siting and broad cost estimates of integrated investment packages to be financed under RDP3 and aimed to the achievement of the agreed development vision and the associated urban design.
- Development of preliminary designs, guidelines and preliminary estimates for the investment projects selected for RDP3 financing; and,
- Development of detailed designs for selected investments projects and supports the Client in the preparation of tender-ready bidding documents for approved investment projects.

b) Supervision services to include:

- Supervision services are intended to include: supervision of the contracted civil works from the list of specific identified investment projects for the town of Abastumani, including monitoring, inspection and reporting supervision activities.

More specifically, the Assignment will be carried out through the following specific Tasks and Activities.

a) Design Phase:

- Task 1: Carry out a rapid desk-review, including stocktaking and preparation of a **work-plan**; and preparing the **inception report**.
- Task 2: Formulate a **development vision and integrated urban design concepts** for the study area in its entirety and its various and distinctive *zones (if any) in Abastumani town*, for discussion with key stakeholders and approvals by MDF, the Ministry of Regional Development and Infrastructures, the World Bank, beneficiary municipality and other key/relevant stakeholders, to be further developed into an investment program.
- Task 3: Finalize and **prioritize an integrated and cohesive investment program** for the study area and its distinctive zones including broad cost estimates aimed to the achievement of the above development vision and the associated urban design;
- Task 4: Prepare **preliminary designs, technical report, and revised cost estimates** for the priority investments selected for RDP3 financing based on available envelope for the town; and,
- Task 5: **Prepare detailed designs, BoQs, technical specifications, technical reports, EIA reports and works schedule** for selected priority investment projects to make them ready for bidding;

b) Supervision Phase

- Activity 1: Inception Phase
- Activity 2: Construction Phase
- Activity 3: Defects Liability Period

Staffing

Concept and Detail Design Phase: A multi-disciplinary team of *8 key staff* professional and technical personal will be required for the execution of the project. The Consultant Team should be led for the full term of the project by a Principal Architect/Urban Planner as the Team Leader with international experience in developing similar projects to the scope of this consultancy and specific background/experience in Urban/Transport Planning & Project Management. A local Architect/Urban Planner with knowledge of local language should be mobilized fully for the duration of the consultancy to serve as local liaison. The Team Leader and Architect/Urban Planner (of the local liaison) should make field visits to the project areas each as part of the development of design services, which will be reflected in the work plan and be subject to evaluation process. Indeed, their presence is considered obligatory as part of the deliverables in the stakeholder workshop, this do not limit the presence of the other team members as valued important by the Consultant, in consultation with the Client.

Design Phase should be performed within **10-month** period. **The firm will be contracted for the design phase under a lump sum contract.**

Subject to successful completion of the Design Phase and selection of the contractor for respective construction works, the Consultant will be notified about commencement of the Supervision Phase.

Supervision Phase should be performed within **18-month** period. **The firm will be contracted for the supervision phase under a time base contract.**

The Municipal Development Fund of Georgia now invites eligible consulting firms ("Consultants") to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services. Expression of interest should cover, but not limited to: corporate profile, years in business, experience relevant to the project activities, key staff

resources, and core business.

The shortlisting criteria are:

- Similar experience within the last ten years (i.e. since January 2008). Weighted score for evaluation is 70%. Similar experience shall include: (i) urban design concept preparation, detailed design preparation for urban upgrading of historic or cultural heritage small towns/settlements; and (ii) supervision of civil works.
- The Consultant shall have at least of 7 years General experience. Weighted score for evaluation is 30%

Note: the MDF reserves it's right to verify submitted references and use obtained information for evaluation purposes.

The attention of interested Consultants is drawn to paragraph 1.9 of the World Bank's [Guidelines: Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers - January 2011, revised July, 2014 \("Consultant Guidelines"\)](#), setting forth the World Bank's policy on conflict of interest.

Consultants may associate with other firms. (Please take into account that form of association acceptable for the World Bank is either sub-consultancy or Joint-Venture and submission must clearly indicate the nature of the association. The experience of sub-consultants will not be taken into account while evaluating the corporate experience of the consultant).

Experience in the projects relevant to the assignment should be submitted in the Form N1 uploaded at MDF website on the following link: <http://mdf.org.ge/wp-content/uploads/2014/02/Form-for-References.pdf>

The consultants are strongly recommended to limit their Expression of Interest to 30 pages. Company brochures may be included as an Annex, and will not be affected by the limit of 30 pages.

A Consultant will be selected in accordance with the Quality and Cost Based Selection Method (QCBS) set out in Section II of the [Guidelines: Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers - January 2011, revised July 2014.](#)

Further information can be obtained at the address below during office hours from 09:00 a.m. to 18:00 p.m. at Procurement Unit of MDF, Phone number: +99532 2437001, extension 414, Mrs. Eka Ezugbaia, World Bank Procurement Consultant.

Expressions of interest must be delivered in English in a written form to the address below (in person, or by mail, or by e-mail) by **February 15, 2018, at 15:00 local time.**

Municipal Development Fund of Georgia
Attn: Mr. Galaktion Buadze, Executive Director of MDF
150 David Agmashenebeli Av., 0112, Tbilisi, Georgia
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