Terms of Reference and Scope of Services

Preparation of detailed design documentation for the Rehabilitation-Adaptation of David Kakabadze Fine Art Gallery in Kutaisi

1. Introduction

The Municipal Development Fund of Georgia (hereinafter MDF or the Client) is a legal entity of public law whose purpose is to mobilize financial resources from donors including international and Georgian financial institutions, in order to make them available for investments in local infrastructure and services, while simultaneously helping local self-government in strengthening their institutional and financial capacity.

MDF programs envisage implementation of various projects including the Third Regional Development Project (RDP III) financed by the World Bank Group and the Government of Georgia (GoG). The aim of the Project is to promote tourism development in Mtskheta-Mtianeti and Samtskhe-Javakheti Regions, including the arrangement of tourist infrastructure at the cultural heritage monuments' adjacent areas.

This Terms of Reference (ToR) focuses on the David Kakabadze Fine Art Gallery and adjacent Park in Kutaisi and stipulates the requirements for further elaboration of the vision and concept for the Gallery and subsequent preparation of detailed design for rehabilitation/adaptive reuse.

The main vision for the Museum/Gallery is to develop it as a space for cultural transmission, intercultural dialogue, learning, discussion and training, while also playing an important role in education (formal, informal, and lifelong learning), social cohesion and sustainable development. The Gallery as a place with great potential to raise public awareness of the value of cultural and natural heritage and of the responsibility of all citizens and visitors to contribute to its preservation and transmission. Eventually, supporting economic development, notably through cultural and creative industries and tourism.

The landmark building of the "Davit Kakabadze" Fine Art Gallery was selected for its strong historic value. It was founded in 1974 and is located in Kutaisi City (Address: 8 Rustaveli Ave.; Cadastral Code: 03.03.21.432) in the historical building and the cultural heritage monument, which was built in 1890, as a residential house of Mikhael Gokieli. The extension of the gallery was conducted by the architects Givi Todadze and Suliko Gagua in the Soviet period. The building is protected by the Law of the cultural heritage preservation.
(https://matsne.gov.ge/ka/document/view/21076?publication=14)

Apart from exhibiting worldwide famous Georgian artists' works to visitors, the Gallery hosts important events aiming at popularization of contemporary arts; supporting contemporary art development, young artists, folk art. In addition to more than 3000 paintings and other exhibits of famous Georgians painters, Galley owns works of many contemporary European artists/planners.

The gallery is owned by Kutaisi city Municipality and is run by its own administration.
At present, educational programs and musical events are often held within permanent exhibition rooms.

2. General Objectives and Summary Description of the Assignment

General Objectives:

a) Expansion/rehabilitation of existing building, with consideration of modern international standards based on the Museum's/Gallery's functional program;
b) Rehabilitation of Adjacent Public Park.

Summary Description of the Assignment.

The general *vision* for the Gallery is to become a cultural hub for the city of Kutaisi, expanding current activities and increase number of visitors.

There is a general vision for the future development of the Gallery and its functions, which clearly depicts the need for additional physical spaces. Realization of the vision is intended through a combination of architectural interventions, restauration and adaptive reuse of the current landmark building. Therefore, this assignment will emphasize the preliminary stage of proposing an initial set of possible *architectural concepts* (at least 2) that would best and most efficiently give shape to the vision through the restoration and adaptive reuse of the building and rethinking of its functions in-line with modern international architectural best practices for such type of works. These concepts should be prioritized and discussed with the Client and key stakeholders to finalize the final selection of the most suitable architectural concept before moving to the detailed design stage. The Consultant must ensure strong and continued dialogue with the residents and all stakeholders to meet their cultural and educational needs.

The *Design Brief* for this assignment requires that the rehabilitated Gallery and the adjacent Park should be designed as a functional unit and organized and equipped to present famous Georgian painters' works (about 3000 items in total, including paintings, graphics, sculptures, etc.). It will also host a permanent collection, temporary exhibitions, an interpretation and educational programs center. The galley will also serve as one of the tourist attractions in Kutaisi and the Imereti region. The restoration will have to address current condition of the building, which does not meet modern requirements and standards. Such inadequate internal/external conditions in galleries/museums are a major factor in the deterioration of the collections stored in these institutions. Based on detailed studies/research the consultant should prepare a new design for the adaptation and expansion and adaptive reuse of the gallery. The adjacent area of the Gallery, which is a Park (Cadastral Code 03.03.21.421), owned by LEPL Kutaisi City Municipality can be used for the possible expansion of the building.

Due to the protected heritage status of the building (protected by the Law on Cultural Heritage Protection), in the course of its restoration and rehabilitation, it is critical to preserve its architectural, as well as structural side, i.e. new vision for adaptation of the structure in compliance with modern requirements shall be developed based on the detailed studies . All authentic architectural elements of exterior or interior of the building shall be identified, measured in details and reflected in photos. In the process of restoration, damaged parts shall be restored carefully and reinstated.

In order to encourage the diversity of design, joint design groups are encouraged to draw on complementary skills and know-how will be dedicated in working with the "David Kakabadze" Fine Art Gallery counterpart to define its brief.

3. Design Brief

Both during the Architectural Concept and Detailed Design stages, the Consultant should take into consideration the minimal requirements, without being limited to, of the design brief described in this section.

Features of the Building

During the preparation of the design for rehabilitation and expansion of the Gallery in Kutaisi, the urban and cultural features of the building shall be taken into consideration. While preparing proposal for zoning the spaces of the Gallery, the existing exposition areas shall be thoroughly analyzed through needs analysis and based on the needs and requirements of the Gallery administration and other stakeholders optimal solution shall be presented.

The expansion of the gallery shall be done by adding new volumes onto the territory of the park and/or adding new story to the existing building. Expansion within the Gallery yard can be considered. The new volumes shall envisage the urban tissue of city Kutaisi. The height of the new volumes shouldn't be more than of the gallery or the adjacent buildings.

Moreover, the project shall consider preparation of the design for the rehabilitation of the park (cadastral code: 03.03.21.421), adjacent to the Gallery, together with the access to the underground passage. It should also include the design preparation for landscaping the yard (cadastral code: 03.03.21.534) of the Gallery. Consultant should define exact boundaries of the gallery and the park. Creative solution for connection between the park and the gallery should be developed.

The consultant should develop the concept of the gallery in coordination with stakeholders including but not limited to the MDF, Gallery Administration, the Municipality, the NACHP and public.

The Gallery shall be furnished with modern engineering equipment. The power supply, water supply, sewerage, heating, ventilation and air conditioning, fire alarm and safety systems shall be considered. Outdoor and indoor spaces of the Gallery shall be accessible for the people with special needs.

During the preparation of the design, sensors of movement, detectors (e.g. glass break detectors, etc.), video surveillance systems, control over access of employees and visitors shall be envisaged. Furthermore, protection of the museum depositories area, displays, systems to control heating-cooling-ventilation/humidity, air filtration systems, lighting systems, fire protection ones, evacuation plan and means (instruments) such as emergency exits and gathering zones, network for server and weak-current lines, and the areas for placing of the generator and outdoor devices, fire protection and fire extinguishing systems according to the specifics of the building shall be taken into account.

Arranging of permanent source of power supply for selective communication, phone connection, rapid disconnection systems of wirework, as well as for software and protection systems and emergency/reserve electric power supply, generator and batteries, shall be considered. The design shall include the protection systems from voltage fluctuation and other measures of electric safety to comply with the European standards.

The acoustics of the building and associated materials – levels of noise inside and outside the facilities, shall be considered. Technical solutions for the operation and installation of all required wiring and devices, shall be foreseen.

In the design preparation process, the requirements of people with disabilities shall be taken into account (ramps, elevators, etc.). The design shall be developed pursuant to the Ordinance #41 (January 6th, 2014) of the Government of Georgia.

Features of the Park:

The design documents shall consider:

- Site landscaping;
- Pedestrian paths;
- Curbs of sidewalks;
- Restrictive curbs for perennial plants;
- Arrangement of valves for inspection of the existing wells on the site;
- Regulation-rehabilitation of descents to the underground passages being on the site of the Park;
- Arrangement of benches;
- Site lighting;
- Arrangement of small size playground spaces for children;
- Arrangement of engineering-utility infrastructure on the site.
- Space for temporary art installations.

Zoning of Museum building and indicative list of premises:

The Development Concept of Kakabadze Gallery, it shall take in account opportunities to ensure the gallery's effective management, to enhance its role as the Cultural hub of the city.
The consultant should develop the concept of the gallery in coordination with administration and MDF to improve the activities held in gallery. It should be Included and not limited to (zoning, circulation diagram, defining necessary spaces for activities). The structure listed below can be optional and should be developed in coordination with the gallery and the committente.

- The Hall – space to receive the visitors (public space) – to be planned so as to accept several groups at the same time;
- Exhibition space
- Temporary exhibition space
- Bookshop;
- Cafeteria;
- Conference hall for 100 people;
- Space for educational programs;
- Administration and zone of technical storage facilities

Remark: From the Public Space, the visitors shall have the direct access to the cashbox and information space, bookshop, cafeteria, conference hall, technological corner, security guards corner, cloakroom, WCs, guides room, elevator and the staircase. Any visitor shall be able to use the public spaces of the Gallery for various services without buying a ticket.

Public and Information Zone (Open to Visitors)
Preliminarily estimated ways of space distribution and the list for validation:

I. **The Hall**
- The Cash Box and Information Corner – including 2 workplaces + space for placing leaflets, etc.
- The Technological Corner – in the visible area of the Hall (interactive screen);
- The Corner for Security Guards – with consideration for arranging of 1 workplace;
- The Cloakroom - for clothes, big size bags, umbrellas and all other belongings that are prohibited to bring into the exhibition areas;
- The WCs – for women, men and visitors with disabilities;
- The Room for Guides and Supervisors – workplaces for 2-3 people, anticipated to be near the Hall.

II. **Bookshop;**
- The bookshop entry should be accessible from the hall and from the park.
- It should include also reading zone.
- It's the home of exquisite illustrated books on art, fashion and photography as well as captivating exhibition catalogues from museums across the world - books that are a delight to read, look at and savour.

III. **Cafeteria;**
- The cafeteria should be sited next to the bookshop.
- It serves breakfast, lunch, and pastries.
- Its cozy atmosphere should meet the latest trends and standards meanwhile featuring the gallery's tonality either.

IV. **Conference hall for 100 people;**
- The dimensions of the conference hall should be rather capacious as it is calculated for 100 people.
- It should be designated for multiple activities such as conference, poetry readings, cinema projections and musical performance.
- Conference hall should be equipped with technology for online conferences/meetings.

V. **Space for educational programs;**
- The space for educational programs should include laboratories for class educations programs, it should have capacity to receive groups of 20 children. The didactical activities should include storytelling, drawing, and more.
- Space for educational programs should be equipped with technology for online classes.

VI. **Exhibits Zone (Open to Visitors)**
- The Halls of Permanent Exhibitions of the Gallery shall be planned so as the architectural features of the building to be considered. The Gallery shall house the Hall of Permanent Exhibits along with the One of temporary exhibits. The spaces designated for permanent and temporary exhibitions shall be connected independently (separately) to the entrance (Public Space) of the Gallery.
- The Hall of Permanent Exhibition shall represent one (common) space, within which the museum exponents will be exhibited as per the gyps and concept of the

Museum. Zoning and exhibition concept of the space of the Permanent Exposition will be elaborated by the Gallery (respectively the management of the Gallery will be involved directly in elaborating the sketch and detailed designs for exhibition spaces).

- Whilst lighting the spaces of Permanent and Temporary Exhibitions, the content of the exposition shall be envisaged.
- Lighting of the exhibition halls may be provided by two following ways: upper lighting, which falls vertically from either ceiling or small windows of the roof, and the side lighting, which spreads horizontally passing through the windows. In case of exhibiting either masterpieces or artefacts within the space with the windows, possibility for full darkening of those pieces are recommended. Thus, in the course of planning, it is vital to plan the source of lighting appropriately.
- The Hall of Temporary Exhibitions – The Gallery shall house the Hall of temporary exhibitions, which is not connected with the Museum exhibits, though it represents part of the Gallery. The temporary exhibition hall shall be planned so as to enable its working even during non-working hours of the Gallery. Various types of exhibitions/presentations may be held at the Hall of Temporary Exhibition. Those exhibitions/presentations may not be connected with the Museum collections, however they may reflect current processes in the field of culture. The space of Temporary Exhibitions shall have direct access to the Gallery entrance (Public Space).

Administration and zone of technical storage facilities (Closed to Visitors)
Preliminarily suggested ways of space distribution and the list for validation:

VII. Zone of holdings and collections (*closed for visitors*)

- The storage facility for the collections: the space shall be designated for storage and protection of collections, considering the standards and requirements for access to the pieces/exponents stored inside. The anticipated increase of collections shall also be considered. It is important to ensure the longevity of the artifacts/special collections located within, therefore heating, ventilation and air-conditioning and humidity modes must be carefully considered.

Remark: a) Restoration laboratory is to be provided with water supply; b) The building shall have the elevator with the direct access to the public space, pursuant to the requirement of the Ordinance #41 (January 6th, 2014) of the Government of Georgia; c) The zone of collections shall be closed for visitors, isolated from the entrance and monitored by video surveillance system.

- The items of various organic and non-organic material to be stored at the depository of the Museum. Hence, mode of constant temperature and relative humidity shall be adhered to. If the materials of various types are placed in one space, mode of temperature and humidity at the museum depository shall comply with the mode designated for storing of comprehensive material. The air temperature at the museum depository shall not exceed the temperature, stipulated by international standards for storing of masterpieces. The lighting shall be of two types: working lighting (in compliance with international standards) and the one to check protection of items (in compliance with international standards); relative humidity – shall be considered in accordance with

international standards, as it is provided in case of the Museums, housing the pieces of fine arts.

- The Gallery shall house so-called quarantine room to accept the collections, within which there will be arranged the area, enabling washing of different materials. Moreover, there are to be arranged all those technical spaces (workshop, space for restoration) which the Gallery requires in order to operate fully as the exhibition entity/museum: making of frames, carrying out of simple preservation-restoration procedures, etc.
- The quarantine room and workshop shall have connection with the museum depositories and an isolated entrance.
- Four rooms are to be considered for basic activities as follows: recording of items - recording accepting of items at the depository and taking them away, and a small lab for photo fixing shall be arranged nearby.
- The depository (as well as the building as a whole) shall be equipped with ventilation conditioning and air supply-filtration (input-output-filtration) system. The electricity, weak-currents shall be planned and designed at the museum depository, that shall be provided with 24/7 power supply.
- The museum depository shall be equipped with appropriate systems of protection and security: 24-hour video-surveillance and alarm system, movement and vibration detectors. The fire system shall be designed so as to consider the specifics of the Gallery.
- At the basements of the Gallery as well as at the building as a whole, there are to be arranged the heating ventilation and air-conditioning systems, protection systems etc. The basement may house the other spaces required by Gallery, which will not incur any risk to either masterpieces or people for various reasons (difficulties associated with fire/evacuation ways, humidity, etc.).

VIII. Administration and zone of technical storage facilities

The Gallery shall house the administrative rooms, which are to include:

- The room of the curator – at least of 20 sq. m;
- The chancellery – at least of 15 sq. m.;
- Working room for the employees - at least of 25 sq. m.;
- Meeting Room next to the Administration – at least of 30 sq. m.;
- The room to receive the collections (along with the quarantine zone) - at least of 40 sq. m.;
- The workshop – room for getting ready for exhibitions - at least of 60 sq. m;
- WCs for employees – for women, men and people with disabilities;
- The security zone for 24/7 monitoring to include the recreation area - to be equipped with video-surveillance displays;
- The storage – technical area – at least of 30 sq. m.;
- The auxiliary room – at least of 15 sq. m.;
- The cleaner's room – in every floor – area of at least of 6-7 sq. m with access to the WC and connected to the sewage network. Within these rooms there shall be arranged a separate storage corner along with the iron fireproof case (for flammable cleansers).

IX. Spaces for Technical Devices

- The special spaces shall be arranged for power systems, heating ventilation and air-conditioning systems, equipment to regulate the climate, etc. It is essential for the devices to be located so as to not deteriorate the perception of the building.

4. Standards

The design shall be developed as to adhere to construction standards and regulations being effective in Georgia, as well as in compliance with the requirements of European Standards.

The rehabilitation works for the monument, along with the associated methodology shall be developed in compliance with the requirements of Georgian Law "On Cultural Heritage" and international experience from monuments preservation standpoint.

The design shall be agreed with the National Agency for Cultural Heritage Preservation of Georgia (NACHP) and the City Hall of Kutaisi Municipality;

Pursuant to the 2nd item of the Article 25-E of Georgian Law "On Cultural Heritage", the works as follows may be executed at still monument, aimed at its studying or rehabilitating: a) exploring; b) cleaning; c) preserving; d) restoring; e) reconstructing; f) adapting; g) changing of still monument.

In the course of design preparation, there shall be considered the requirements of at least the following normative documents (but not restricted to):

- Georgian Law on Cultural Heritage (08. 05.2007).
- The Athens Charter;
- The Law of Georgia On Museums (July 11th, 2001);
- The Decree-Instruction #3/121 of July 26th, 2010 by Minister of Culture and Monuments Protection of Georgia on Recording and Protecting the Museum Valuables of Georgia;
- СП 118.13330.2012 Public structures and buildings;
- Interior Graphic Standards Second Edition Corky Binggeli, ASID Editor-in-chief The Magnum Group Illustrator John Wiley & Sons, INC;
- The Architects' Handbook. Edited By Quentin Pickard, RIBA;
- Metric Handbook, Planning and Design Data. Edited by David Adler. Second edition (as Metric Handbook) 1999;
- Ernst end Peter Neufert, Architect's Data. Third Edition, Blackwell Science;
- Offices Construction and Design Manual Ansgar Oswald With an introduction by Hajo Eickhoff;
- Spaces for Innovation Kursty Groves and Oliver Marlow.
- In the process of designing the engineering utilities, requirements of construction standards and regulations (but not restricted to) shall be considered:
- СНиП 41-01-2003 СНиП 41-01-2003 Heating, ventilation and cooling;
- СНиП 2.04.01-85* - Indoor water supply and wastewater networks of the building;
- СП 31-110-2003 Design and installation of electrical installations in residential and public buildings;
- ПУЭ Rules for arrangement of electrical installations;
- ППБ-0-148-87. Fire safety regulations for sports facilities;
- СП 1.13130.2009, СП 2.13130.2012, СП 4.13130.2009. Firefighting systems;

- СП 52.13330.2011. Natural and Artificial Lighting, revised edition СНиП 23-05-95*;
- NFPA (National Fire Protection Association) Codes and Standards;
- Aseismic Construction – (pn 01.01-09);
- Foundations of buildings and structures – (pn 02.01-08);
- Concrete and reinforced-concrete structures – (pn 03.01-09);
- Construction Climatology – (pn 01.05-08);
- Outdoor networks and structures of water supply and sewerage systems – (ðÑ 07.01-09);
- IEC (International Electro technical Commission) Standards.

5. Stages of the services to be carried out

Stage I – Project Site Survey, Historic Building Report, Functional and Architectural Concepts
Stage II – Preparation of sketch design documents and approval
Stage III – Preparation of draft design document
Stage IV – Preparation of final design documents
Stage V – Design supervision (Author's supervision)

6. Deliverables

Stage I - Report on Project Site Survey, Historic Building Report and Architectural Concepts.

This stage will be most critical to decide on and approve the most suitable architectural concept to be further developed through the subsequent detailed-design stages. It will combine in-depth knowledge of the site and its history with the presentation of alternative Architectural Concepts for the Client and key stakeholders to finalize a decision on the most suitable option. The two main sets of deliverables for this assignment are as follows:

a.) Site Survey and Historic Building report Details given under Anex 1

- Executive summary (detailed summary of current condition and of project proposal);
- Detailed description and documentation of all missing/partially collapsed elements, with individual "passport" on current status, level of damage, level of stability and required intervention (e.g. full reconstruction, reinterpretation, restoration, etc).
- Systematized photos: general views of the project facility, façades, interior, elements that are valuable from architectural-arts standpoint, photos reflecting general and local damages (photos of high quality and resolution - expanded file of either TIFF or JPEG);
- Topo survey of the adjacent site (topographic plan by UTM, scale: 1:200) with embedded cadastral borders and engineering networks;
- Cadastral documents and information about the land plots or owners/beneficiaries of the apartments. (The project and current condition to be reflected on topographic plan, the layouts to show the cadastral borders and codes. Information shall be submitted electronically as SHP and DWG files);
- Identification of hazardous waste (including asbestos containing material, etc.), which may be formed as a result of project implementation. Determination of approximate quantities, indication at anticipated sites of disposal;

- Identification of inert residue, which may be formed as a result of project implementation. Determination of approximate quantities, indication at anticipated sites of disposal;
- Identification of inert residue, which may be formed as a result of project implementation. Determination of approximate quantities, indication at anticipated sites of disposal;
- Description of the trees-plants being on the project site. Identification of the Red List species. Identification of trees-plants to be removed due to the project implementation.
- The site layout, scale: 1:2000 or 1:1000;
- The findings of engineering-geological survey – technical report, conclusions and recommendations (evaluation of physical-mechanical features of soils, lab analysis of samples, elaboration of results and conclusions);
- Information and schemes on the utilities – potable water, sewerage, power supply, gas - to be reflected on the topo;
- The initial survey by art experts, historic building report and recommendations on spatial-planning and compositional solutions of the construction to be executed on the project site;
- Studying the current condition of the structures of the buildings and conclusion on structural soundness (sustainability);
- Detailed description and documentation of all missing/partially collapsed elements, with individual "passport" on current status, level of damage, level of stability and required intervention (e.g. full reconstruction, reinterpretation, restoration, etc).
- General layout of the site reflecting the transport and pedestrian connections, parking lot, landscaping;
- Architectural survey, measured data for David Kakabadze Fine Art Gallery to reflect the local damages (area sketches; scale drawings showing the sizes and benchmarks_ scale: 1:50; architectural details _ scale: 1:25, 1:20, 1:10; templates _ scale: 1:1; textual description);
- In case of vertical profiling – schemes for disposition of probes, area sketches, sketch drawings (scale: 1:25, 1:20) and textual description;
- During geological investigations, archeological supervision is mandatory;
- The recommendations on compatibility of material to be used in the course of works with the material of the monument;
- Recommended specific treatments and methodology for individual features or areas (e.g. type of mortar to be used, composition, color; type of proposed tiles, where to procure them, etc), including prescription on what tools are acceptable to use in different conditions and for what kind of works
- The architectural measured data for the descent of the underground passage, being on the Park site.

b.) Functional and Architectural Concept:

Based on the Site Survey, Functional Concept of Gallery and Historic Building Report, after careful and detailed study of the relevant documentation, the consultant shall provide at least 2 alternatives of Architectural Concepts, preliminary stage of proposing an initial set of possible architectural concepts (at least 2) that would best and most effectively give shape to the vision for the future of the Gallery through the restoration and adaptive reuse of the

building and rethinking of its functions in line with modern international architectural best practices for such type of buildings. These concepts should be prioritized and discussed with the Client and key stakeholders to finalize selection of the most suitable architectural concept before moving to the detailed design stage.

Deliverable for this subtask will include, but not limited to:

- Functional Concept of Gallery;
- At least two alternative options for possible Architectural Concepts for the Gallery and the adjacent park, including sketches and other designs that better describe the proposed concepts in relation to functions, materials, forms, urban and architectural context, and culture among other aspects (Plans, sections, sketches, Circulation diagram, Zoning, Axonometric visualizations). Particular attention should be provided to the volumetric study of any proposed new volume and the context area.
- Preliminary cost estimations for construction works for all presented alternatives;
- All options should be supported with a robust cost-benefit analysis to help the Client with the final decision whether to expand the building, or to re-organize the existing spaces for achieve better results from the architectural and functionally stand points.
- Appealing visuals and renderings in the form of presentations to be discussed with the Client and key stakeholders (including the municipality, the NCHPA and World Bank experts) to facilitate the selection of the preferred concept to be further developed into detailed designs through the subsequent stages of this assignment.

Stage II - Sketch design

After receiving the formal approval by the Client to go ahead with the further development of the preferred Architectural Concept, the consultant will launch Stage II and deliver the following:

- Submission of concept design (option) of architectural and structural solution, in view of anticipated utmost (maximum) loads of the building (site) and relevant sizes of the building;
- Submission of sketch design (option) for Park (Cadastral Code: 03.03.21.421) arranging plan and landscape design; architectural executive summary;
- Site layout plans and masterplan (scale: 1:500; 1:1000) to include the schemes for movement of vehicles and pedestrians, along with the anticipated parking;
- Architectural drawings (layouts, sections, façades, details, units) – 1:100; 1:50; 1:25;
- Site arranging layouts, sections, details (1:100; 1:50);
- Engineering part: power network, sewerage, water supply, heating-cooling (in case of need – humidity), ventilation, weak currents – fire alarm and safety design (schemes, details, units – each along with its executive summary and specifications);
- General Executive summary (summarizing current condition and measures envisaged as per design);
- The findings of the study held by art experts for the monument (analysis of bibliographic survey, analysis of the site study, list of studied bibliographic and archive material);
- Submission of sketch option for the yard arranging solution;
- Site improvements and drawings for small shapes;

- The project environmental and social screening in compliance with the World Bank (WB) requirements and categorizing;
- Renders, photomontage and photos.

Resettlement

The consultant shall conduct thorough resettlement screening of the site. The design and topographic layouts reflecting the current condition shall include the layout for land plots or apartments (registered, unregistered, etc.), indicating at cadastral borders, owners/beneficiaries and codes and shall be submitted electronically as DWG and SHP files. In addition, on-site screening is required to have detailed understanding of the uses of the area.

The matters related to land ownership and utilization:

a) Cadastral information for the project area;
b) Officially confirmed information on whether the project affects privately owned or privately used property or not. The Consultant shall identify project affected land plots and apartments, check their status (registered, unregistered, legalized, illegalized, state owned, etc.), determine their exact area and identify project-affected households and people. The data shall be collected and verified in the field;
c) Design alternatives, with explanations, that offer optimal solution to avoid and minimize resettlement impact;
d) If required, upon agreement with the Municipal Development Fund of Georgia (MDF), the Consultant (the designer) shall develop the documents, required for resettlement in compliance with Georgian Legislation and requirements of the policy of the donor organization.

Stage III - Detailed Draft Documents

Architectural Part:

- General Executive summary of Architectural Part, which is to include the information pertaining to the masterplan, as well as to separate buildings and structures;
- Topographic plan;
- The layout plan of the project site in fine scale to show the infrastructure of the city (scale: 1:5000 or 1:10 000);
- The masterplan of the project site in big scale, if required (scale: 1:200 or 1:500);
- The design for rehabilitation-adaptation and restoration of the monument: Executive summary (ways for the problem solution and justification of methodology); shop drawings: layouts (including showing the functions – exhibition spaces, museum depository, etc.), sections, façades, interior openings (showing the sizes and benchmarks scale: 1:100, 1:50), fragments and details, scale: - 1:25, 1:20, 1:10 and 1:1), specifications showing types of works and material to be applied;
- Façades of the buildings and structures to be planned, scale: 1:100; 1:50;
- The functional layouts for the buildings and structures to be planned, indicating at significances of the units, scale: 1:100; 1:50;
- Longitudinal and lateral sections of the buildings and structures to be planned, scale: 1:00; 1:50;
- The plans for roofing of the structures-buildings showing the water removing scheme, scale: 1:100; 1:50, detailed drawings and units for fragments of water

discharge outlets (scale: 1:5, 1:10 or 1:20), quantitative specifications for works and material (if required);

- Plans for labeling of walls and partitions of the buildings and structures to be planned, showing their types, scale: 1:50, detailed drawings and units for fragments of types of walls and partitions (scale: 1:5, 1:10 or 1:20), quantitative specifications of works and material;
- The plans for lining of floors and ceilings of the structures-building to be planned, indicating at the types of lining, scale: 1:50, detailed drawings and units for fragments of types of ceilings and floors (scale 1:5, 1:10 or 1:20), quantitative specifications of works and material;
- The plans for labeling of indoor lining of walls of the structures-buildings to be planed, scale: 1:50, detailed drawings and units for fragments of the types of wall lining (scale: 1:5, 1:10 or 1:20), quantitative specifications of works and material;
- The plans for labeling of openings (clearances) of structures-buildings to be planned and types of doors/windows, scale: 1:50, detailed drawings for the types of door/windows (scale: 1:5, 1:10 or 1:20), quantitative specifications of (doors/windows);
- The drawings for architectural details and units of structures-buildings to be planned (stairs, rails, roofing unit and other details), scale: (1:5, 1:10 or 1:20);
- The evacuation plans from the building, scale: 1:50;
- The Park (Cadastral Code: 03.03.21.421) rehabilitation project – vertical levelling, scale 1:100; scale: 1:200, 1:500 (Shop drawing); site landscaping project; landscape design; the layout for functional zoning of the site; longitudinal and lateral sections; detailed drawings for small architectural shapes (information boards, signs, benchmarks, dustbins, drinking water fountains of mushroom shape, decorative figures, lighting devices); measures for water to be removed from the site; sidewalk arranging scheme; pedestrian paths (scheme for arranging of paths) including for those with disabilities; design for arranging of small size playing spaces for children; park lighting design; design for rehabilitation of the descent to the underground passage being in the Park;
- Three-dimensional visualization of high quality (so called renders of high resolution and photomontage).

<u>Geology:</u>

Engineering-geological survey, development of technical report, conclusions and recommendations (evaluation of physical-mechanical features of soils, laboratorial analysis of samples, processing of findings of the analysis and development of conclusions); The Report shall be enclosed with the lithographic sections, scheme for positioning of open test pits, signed by the archeologist.

<u>Structures:</u>

Identification of type of foundations of existing buildings and structures, determination of sizes and deepening, findings of lab analysis and recommendations.

- Executive summary for the structural part to include design solutions, recommendations, justification of structural solutions, associated calculations with indication of loads and design values;
- Structural shop drawings for existing structures-buildings and the ones to be planned (layouts, details, units (scale. 1:100, 1:50, 1:25);
- Quantitative specifications for works and materials;

Interior:

- General executive summary for the interior part to include information regarding design spaces;
- Floor plans, showing exact location of furniture and various components of interior design on them (1:50)
- Ceiling and floor finishing plans, reflected plans of ceilings with indication of exact location of all engineering system elements or such other components on them (1:50);
- The details of all walls of the spaces: to reflect the heights of positioned furniture, finishing materials of walls, sites of sanitary equipment and other design elements to be fastened all the time on the wall, 1:50;
- Specifications of finishing materials;
- Lighting specifications and quantities with photo material.

Electrics:

- Executive summary for electrical part, to include power demand of the whole project site, as well as individual buildings and structures (values of installed and rated capacities), category and type of design power networks, rules of installation of power lines. The same to include calculations for grounding mats (basic and secondary).
- Plans of interior lighting networks of the building (scale 1:50, 1:100), quantitative specifications for works and materials;
- Plans of interior emergency lighting networks of the buildings (scale 1:50, 1:100), quantitative specifications for works and materials;
- Plans of internal power mains of the buildings (scale 1:50, 1:100), quantitative specifications for works and materials;
- Schemes for distribution and service power shields of the buildings and structures, quantitative specifications of works and materials;
- Layouts of critical parts of internal power mains and systems for provision of continuous power supply to the emergency lighting network of the buildings (continuous power supply units, accumulators, etc.), quantitative specifications for works and materials;
- Drawings for grounding mat (to equal potentials) of metal parts of the buildings and structures and quantitative specifications of relevant works and materials, if required;
- The schemes of systems consuming renewable energy (if there are any) in power supply of the buildings and structures to be planned;
- The layouts of inter area power networks of the project facility (power network, site lighting, secondary grounding network), sections of cable trenches, cable logbook, quantitative specifications of works and materials;
- Installation drawings for standby power generator;
- The drawings for secondary grounding mat, quantitative specifications of works and materials;
- The scheme of basic shield of the project facility, quantitative specifications of works and materials;
- General diagram scheme for power supply of the site (main supply line, basic power shield, generator, inter area power networks of the project facility and connection scheme of distribution shields of the buildings and structures);

- Park lighting design.

Weak Currents:

- Executive Summary for weak current systems to include parameters of design networks (phone, computer, fire alarm, access control and video surveillance networks). The same is to specify need of the weak current systems designed in the building for support of the municipal communication networks (required number of telephone couplers, required parameters of internet-communication);
- Block diagrams of internal phone networks of the building-structures;
- Drawings of inter area phone networks of the project site (scale 1:200, 1:500), quantitative specifications for works and materials;
- Layouts of internal computer networks of the buildings - structures (scale 1:50, 1:100), quantitative specifications for works and materials;
- Block-diagrams of internal computer networks of the buildings-structures;
- Layouts of internal fire alarm networks of the buildings-structures (scale 1:50, 1:100), quantitative specifications for works and materials;
- Block-diagrams of internal fire alarm networks of the site and building-structures; Drawings of inter area fire alarm networks of the site (scale 1:200, 1:500), quantitative specifications for works and materials;
- The layouts for inner protecting alarm networks of the buildings-structures (scale: 1:50, 1:100), quantitative specifications of works and materials;
- Block-diagrams of inner protecting alarm networks of the buildings and structures;
- Layouts for inner systems controlling access to the buildings and structures (scale: 1:50, 1:100), quantitative specifications of works and material;
- Block-diagrams of controlling access to the site and buildings and structures;
- Drawings for inter area networks controlling access to the site (scale: 1:200; 1:500), quantitative specifications of works and materials;
- Layouts for internal networks of video-surveillance over the buildings and structures (scale: 1:50; 1:100), quantitative specifications of works and materials;
- Block-diagrams of video-surveillance networks over the site and buildings and structures;
- Drawings for inter area networks of video-surveillance over the sites (scale: 1:200; 1:500); quantitative specifications of works and materials.

Plumbing:

- Executive Summary for the plumbing part, to include parameters of the design network. The same is to specify cold and hot potable water demand (24 hour, per minute and per second water discharge rate) of the whole site, and of individual buildings, and volume of associated waste water effluent. The executive summary shall also include information on the industrial water demand, required for fire extinguishing purposes.
- Plumbing equipment layouts of the buildings (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Layouts of internal cold-water networks of the buildings (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Axonometric schemes of internal cold water networks of the buildings;
- Layouts of internal hot water networks of the buildings (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Axonometric schemes of internal hot water networks of the buildings;

- Layouts of internal fire line networks of the buildings (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Axonometric schemes of internal fire line networks of the buildings;
- Layouts of internal wastewater networks of the buildings (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Axonometric schemes of internal wastewater networks of the buildings;
- Layout and scheme of the hot water preparation unit (boiler equipment), quantitative specifications for works and materials;
- Layouts, sections, unit drawings and quantitative specifications for works and materials for inter area plumbing networks (potable water, fire line, irrigation system, wastewater, drainage, biological treatment facility) of the design site;
- Longitudinal profiles of inter area plumbing networks, trenches, drawings and schemes of inspection wells and service line wells, scheme of the water flowmeter unit. Quantitative specifications for works and materials;
- Drawings and schemes of potable and fire extinguishing water storage facility (as required). Quantitative specifications for works and materials;

<u>Technological part (as required):</u>

- General Executive Summary of Technological Part;
- Technological plans displaying exact layout of furniture, stock, appliances and equipment by floors or/and functional zoning;
- Specifications for stock, plants, devices - equipment;
- Layouts, sections, technological schemes and specifications for passenger and service elevators (or escalators) (if any).
-

<u>HVAC:</u>

- Executive summary for heating, ventilation and air conditioning part to include parameters of the design system, as well as information on meteorological conditions of the project site, heat insulation properties of partitioning structures (floors, walls, roof, door-windows, etc.) and general demand of the building on thermal energy (warmth/cold) and fresh air. Attached to executive summary shall be tables with calculations of volumes of heat-loss, heat flow and required fresh air for the main building.
- Heating-cooling system layouts for the main building (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Actual lay-outs and axonometric or 3D schemes of the main building heating-cooling systems;
- Schemes of main building heating-cooling system distribution headers;
- Layouts of the main building ventilation system (scale 1:50 or 1:100), quantitative specifications for works and materials;
- Axonometric or 3D schemes of the main building ventilation systems;
- Layout of the heat-cool air supply unit (scale 1:50 or 1:100), quantitative specifications for works and materials (equipment of the boiler and chiller placement platform);
- Axonometric or 3D scheme of heating-cooling unit;
- Drawings of intra areal heat network (as required), quantitative specifications for works and materials;
- Ventilating units to be selected by energy efficiency, with mounted recuperates;

- Interior heating and cooling to be performed with high quality fan coils, or such other interior devices of similar properties;
- All interior devices to generate minimal noise, be it a fan coil, diffuser or other;
- Required rate of humidity to be maintained in the facility, as per standards, as required.

Construction Organization Part:

- Executive Summary for the construction organization part, to include information on duration of construction works, demand for energy, material and labour resources, storage and amenity areas. The Executive Summary is also to specify required accident prevention and environmental measures.
- Master plan (scale 1:500) displaying temporary buildings (temporary buildings usable for administrative and personal service purpose, temporary indoor and outdoor storage facilities, temporary roads and construction machinery maneuvering spaces, temporary power and water supply networks, lighting of the area, etc.).
- Time schedule and financial schedule of construction works.

Specifications part:

- Detailed description of qualitative parameters of applicable construction materials, goods, equipment and plants;
- Consistent, detailed description of the process of construction-assembling operations with indication of handling abilities, for conducting quality control of their performance;
- Detailed description of test conditions and sequence of testing for construction materials, processes, and plants and equipment subject to testing;
- Specifications to be elaborated for each of the referred parts of design documentation.

Cost estimations:

- General executive summary for cost-estimations part, to include title page of construction site, list of documents applied, and information on the rule of calculation of accrued items (contingencies, overhead costs, planned accumulation, pioneering, temporary structures and facilities, etc.);
- Summary cost estimations for construction works;
- Site costs;
- Local cost estimations, performed through input method.

Statement of average annual operation costs for the project site:

- Information on average annual operation costs for the design site, purchase of electric power;
- Information on average annual operation costs for the design site, purchase of natural gas;
- Information on average annual operation costs for the design site, purchase of diesel fuel for power supply in emergency condition;
- Information on average annual operation costs for the design site, purchase of potable and service water;
- Average annual costs of maintenance of main plants (generator, uninterrupted power supply units, heating-cooling and ventilation systems);

- Information on average annual operation costs for the design site, cleaning and sanitary services;
- Recurrence and overall costs of routine maintenance, for main elements of buildings and structures;
- Determining expected life of the structure, before the need for capital repair;
- Information on average annual land tax and other charges payable to the budget;

Technical Specifications Should be separately enclosed to the design and should include general instructions and recommendations to bidders/consultants. Detailed specifications (with indication of all required standards) for applied materials and plant and equipment should also be included, for controlling work performance/testing methods and quality.

Design expertise is to be carried out by an adequately qualified expert recognized in his/her own field, therefore prior to expertise, the respective agency representing the expert, or experts has to be preliminarily approved by the Client. In the event the project site is assigned the 5-th class category according to the design documentation, design expertise is to be statutorily carried out by experts registered in accordance with Technical Regulation - temporary rule on conducting mandatory expertise for special significance construction project designs.

At stage III of service delivery, the Consultant is to furnish expert opinions on engineering-geological survey and structural scheme/design, as determined under the Decree №256 of Government of Georgia, dated May 31, 2019.

The design organization is to submit estimated operation and maintenance costs for the building.

The design documentation deliverable under stage III shall be approved by the NACHP of Georgia.

An **Environmental Review (ER)**, prepared in accordance with the World Bank requirements is to be submitted together with design documentation deliverable under stage III. The ER is to include environmental and social management and monitoring plans. Inter alia, the ER is to incorporate detailed description of types and volumes of various waste generated as a result of project implementation (inert, construction, domestic, hazardous), possible sites of their disposal in accordance with the „Waste management code“, including sites for disposal of hazardous waste (asbestos containing and such other hazardous waste), inert waste; cadastral information and map of possible sites of waste disposal.

All costs of safe management of waste (temporary storage, transportation, final disposal) are to be reflected in cost estimations.

In case, there is over 200 tn. of non-hazardous waste, or over 1000 tn. of inert waste or over 120 kg. of hazardous waste generated as a result of project implementation, a Waste Management Plan is to be prepared in accordance with the „Waste management code“;

If the SP requires tree cutting, the Consultant shall present all necessary information and tree inventory for obtaining a permit.

Stage IV - Final Tender-ready Detailed Design Documents

All the documents listed in **Stage III** point that finalized and agreed with all the involved parties.

Building Regulations and Calculation method shall be indicated.

Technical specifications of the Bidding (detailed and general) shall include general instructions and recommendations designated for the Contractor (participants of Construction Bidding), as well as detailed specifications (showing all required standards) aiming at controlling quality of applied material, method and quality of works performance.

Graphical part of design (construction as well as bidding drawings) is to be prepared in compliance with the standards defined for working documents, as per respective scales and details.

Stage V – Author's supervision

During the construction works, the Consultant shall:

- Provide for regular monitoring of construction works.
- Participate in the process of design solution review, preparation-coordination of engineering documentation, BoQ and other variations to the accepted contract.
- For ensuring compliance of executed works' quality with the detailed design documentation, engage specialists with respective qualification (architect, conservation professional, structural engineer, etc.) for solution of issues emerging during construction works.
- Provide for regular monitoring of environmental and social management plan implementation in line with the environmental monitoring plan and periodically furnish the Client with environmental and social monitoring reports;
- Prepare and regularly present to the Client technical reports on completed works.
- Following work completion, no later than a 10-workday period after completion, provide for submission of the final summary technical report based on regular reports, which is to form grounds for hand-over/acceptance of Stage V services.

7. Special Terms

If necessary, during construction works, the Consultant is obliged to prepare corrections, adjustments, modifications in design documentation and participate in design related decisions.

8. Duration of services and Payment schedule

Tentative duration of design service is **7 months (Stage I-IV);** Authors supervision is expected to continue for **24 months**.

Deliverables	Submission Date	Language	Correlation Rate to Contract Price
Stage I - Report on Project Site Survey, Historic Building Report and Architectural Concepts	Within 7 weeks from commencement of services	Georgian/English	15%
Stage II – Preparation of sketch design documents	Within 6 weeks after approval of services under Stage I	Georgian/English	15%
Stage III – Preparation of draft design documents	Within 7 weeks after approval of services under Stage II	Georgian/English	20%
Stage IV - Final Detailed Design Documentation	Within 3 weeks after approval of services under Stage III	Georgian/English	40%
Stage V – Design Supervision	Within 10 working days after completion of civil works	Georgian/English	10%

The Consultant shall move to the next stage after receiving written instruction/approval from the Client. Written instruction will usually be issued after receiving official clearances and approvals from relevant agencies and parties (Shall be obtained by the Consultant). The Client reserves the right to instruct the Consultant to move on to the next stage even without having formal approval for the previous stage to accelerate the process. Thus, the Consultant may be instructed to work on two stages simultaneously.

9. Inputs for Key and Non-Key Experts

N	Consultants	Number	Month	Input (Person/ Month)
A.	**Key Experts**			
1	Team Leader/ Architect	1	7	7
2	Deputy Team Leader - Conservation Architect	1	7	7
3	Deputy Team Leader - Landscape Designer	1	7	7
4	Structural Engineer	1	3	3
5	Art/Urban Historian	1	1	1
6	Specialist/expert in Museum and Exposition management	1	2	2
	Subtotal 1	**6**		**27**
B.	**Non-Key Experts**			
1	Civil Engineer	1	2	2
2	Architect/Urban Designer	1	1	1
3	Curator and museum conservation specialist	1	2	2
4	Mechanical/ Electrical Engineer	1	3	3
5	Social Expert	1	2	2
6	Environmental Specialist	1	1	1
	Subtotal 2	**6**		**11**
	Total 1+2	**12**		**38**

10. Narrative Qualification Requirements for Key and Non-Key Experts

Title	Specific experience (Years)	Area of Specialization, Qualification	Special Skills and Knowledge, but not limited to
Team Leader/ Architect	10	Design Management experience of implementation of similar size and type projects. Minimum Master's degree in Architecture with further advanced training;	• Documented experience in implementing similar projects and managing team of designers. • Monitor performance, deadlines, project progress, and conduct a risk management plan to avoid any unexpected incidence that may have a negative impact on the project development. • Knowledge of the local and international standards for construction/rehabilitation works • In-depth overall knowledge in detailed design supervision for large, and medium sized civil works projects
Deputy Team Leader - Conservation Architect	10	Experience on conservation/restoration on similar size and type projects.	• Focus more on the content and detailed requirements for conservation/restoration works. • Work closely with art historian, archeologist, and landscape architect.
Deputy Team Leader - Landscape Designer	10	Landscaping experience of implementation of similar size and type projects	• Will help analysis, identify the setting, and develop the urban connectivity between the museum project and the direct setting and the surrounding city environment. Special attention will be given to the links with the WH monuments.
Art/Urban Historian	7	Art historian, urban historian, with knowledge of museums and conservation practices Landscape design historian.	• Conducts the study on the development of the existing building and the surroundings; • Prepares reports on the carried out activities; • Consults and assists the design group in the formation of the architectural solutions in contact with the team leader;
Civil Engineer	10	Civil Engineering – Design Management experience of implementation of similar size and type projects; Minimum Master's degree in civil engineering with further advanced training; knowledge of international and local design and	• Review and certify engineering orders, for subcontracting parts of the works • Monitor and coordinate performance, deadlines, project progress, and assist in the development of a risk management plan to avoid any unexpected incidence that may have a negative impact on the project development.

		construction codes/regulations/standards	• In-depth overall knowledge in detailed design and construction supervision for large, and medium sized civil works projects • Knowledge of the local and international standards for construction/rehabilitation works
Architect/Urban Designer	10	Architect/Recreation and urban area design, experience of implementation of similar size and type projects; Minimum Master's degree in Architecture knowledge of international and local design and construction codes/regulations/standards	• Conducts the research on the existing building and the surroundings; • Examines and forms the adjusting project design in contact with the leader; • Plans and prepares all the architectural project documentation in contact with all the contiguous professionals; • Consider traffic options and flows. Define parking options in link with the enhancement of the setting.
Curator and museum conservation specialist	4	Conservation experience of implementation the similar size and type projects	• Will help to help design according to conservation and curatorial standards
Structural Engineer	10	Civil Engineering — structural Engineering with experience in construction and rehabilitation of buildings and structures, experience of implementation of similar size and type projects; Minimum Master's degree in civil engineering. With conservation and historic monument experience	• Conducts the research on the technical conditions of the existing building; • If necessary, prepares the constructive project documentation of reinforcement works; • Prepares the constructive project documentation according to the architectural solutions;
Mechanical/ Electrical Engineer	10	M&E Engineering – design of mechanical and electrical equipment, power supply and lighting systems, construction supervision Minimum 's degree in M&E engineering;	• Conducts the research on the existing communications; • Gets the project solutions and prepares the technical documentation in contact with the team leader;
Environmental Specialist	5	Environmental Science — environmental impact assessment, experience of implementation of similar size and type projects; knowledge of international and local regulations for environmental protection	• Conducts the pre-study of the environment; Evaluates the hazards that might accompany the implementation of the project; • Prepares reports reflecting the results of the survey and determines the avoidance measures of the expected hazards;

Social Expert	5	University Degree in Social Science	• monitoring of social requirements • obtaining information about private ownership and/or preparing documentation for temporary resettlement
Specialist/expert in Museum and Exposition management	5	Experience in exposition management	• Museum and Exposition management

Annex 1: Heritage Structures and Site Report

The report should include as minimum the following information:

1. Short descriptive history of the building and its surrounding, with a focus on past look, interventions and restoration works, based on physical and documentary evidence, including a study of the artistic values and importance of the building. [1]
2. Current conditions, describing the main heritage characteristics (e.g. type of tiles, type of mortar, stone-work, etc);
3. Outcomes of engineering-geological survey – technical report, conclusions and recommendations (e.g. assessment of physical-mechanical features of soil, laboratorial analysis of samples, assessment of overall structural stability of the building, elaboration and conclusion of results);
4. Detailed description and documentation of all missing/partially collapsed elements, with individual "passport" on current status, level of damage, level of stability and required intervention (e.g. full reconstruction, reinterpretation, restoration, etc).
5. Report on engineering-technical survey: conclusion on sustainability of the building, recommendations with regard to compliance of the material to be applied with the available ones. Information and schemes concerning connection to the utilities - water, sewage, electricity, gas; the result of the study on the initial color of the interior and façade details.
6. Recommended preservation and restoration plan and overall treatment approach;
7. Recommended specific treatments and methodology for individual features or areas (e.g. type of mortar to be used, composition, color; type of proposed tiles, where to procure them, etc), including prescription on what tools are acceptable to use in different conditions and for what kind of works.
8. Classified photo material: general views of the SP site, façades, interior, valuable elements from architectural-art standpoint, photos reflecting general and local damages (photos of high quality and resolution) – TIFF/JPEG expansion file).
9. Proposed prioritization of recommendations and cost estimates;
10. Any recommendation for additional/future essential complementary treatment work and justification

[1] It is expected that qualified architecture/art historian and restoration technology expert would carry out the study of the artistic values and importance of the building and all the works and restoration plan should be based on this evaluation. Since the interior of the building will undergo major changes, the evaluation should also specify if there is any artistic or architectural significance in the interior as well (e.g. special features like stairs, ornamentation, fireplace, doors, etc.). If such elements are to be identified, specific preservation plans shall be prepared and all the plans for adaptive reuse, interior design and works should take them into account as necessary.