

**REQUEST FOR EXPRESSIONS OF INTEREST  
(CONSULTING SERVICES – INTERNATIONAL CONSULTING FIRM)  
GEORGIA**

**Third Regional Development Project (RDP III) – P150696  
Loan No. 8494-GE**

**Description of Services for Preparation of Detailed Design Documentation for Tourism  
Infrastructure Development at Bakuriani Recreation Park in Borjomi Municipality**

**Reference No: IBRD/RDP/III/CS/CQS/18-2018**

The Municipal Development Fund of Georgia (hereinafter the employer) 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-governments in strengthening their institutional and financial capacity.

MDF programs envisage implementation of various projects including the Third Regional Development Project 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.

The present assignment requires Preparation of Detailed Design Documentation for Tourism Infrastructure Development at Bakuriani Recreation Park in Borjomi Municipality.

The objective of the assignment is to develop a concept and detailed design documentation for rehabilitation of Central Park in Bakuriani. This will support the development of sustainable tourism infrastructure of Bakuriani Recreational Park and improve social-economic conditions in the region. The determining scope for the assignment has to be referenced from Bakuriani recreational territory land use master plan and its definite permissive zoning accompanied by the rules on use of the territories and regulation of buildup, spatial-territorial information system (procured by the Ministry of Economy and Sustainable Development of Georgia).

Within the scope of this assignment, the Consultant is expected to develop at least three alternative concepts for the project design and justify the selection of the preferred proposed one, also in relation to the urban context surrounding the Park. After discussion with key stakeholders and final approval of the final concept design by MDF, conduct predesign studies and detailed designs.

During the preparation of the alternative design concepts and detailed documentation, the Consultant is expected to describe how the Park functionally relate to the surrounding areas of the town, with particular focus on accesses, parking areas, connectivity with other recreational facilities in Bakuriani (during different seasons and type of activities). With regard to the Park, the Consultant will offer solutions for active and passive leisure with the optimal layout for the walking paths and the resting places, including for those with disabilities. The amount of the new paths should be minimized, preferably arranged using natural materials (small pebble, pieces of tree membrane etc.). Interventions in the existing terrain should be minimized to the extent possible. Scale of the landscape environment should be taken into consideration. Proposed construction materials should be resistant to climatic conditions, should be energy efficient, meet the requirements of landscape architecture and have minimum maintenance costs.

While preparing the plan for zoning of different functional areas of the park, arrangement of spaces for parking, playgrounds, recreational and commercial areas should be considered. Functional planimetric maps should also be prepared.

It is expected that the design proposes technical solutions including but, not limited to the following:

- Landscaping of the park area and provision of additional greenery;
- Rehabilitation of fences and gates (On the park perimeter and the main road leading to park);
- Arrangement of security and ticket booths;
- Arrangement of parking areas (Number of spaces should be planned after conducting social-economic study and determined by estimating number of park visitors after reconstruction);
- Arrangement of public spaces and installation of associated equipment (playgrounds, pergolas, benches, climbing wall, lighting, trash bins etc.);
- Construction of small structures for shooting galleries;
- Arrangement of the commercial zones;
- Construction of a Café;
- Construction of the administrative building;
- Rehabilitation of the existing public toilets and additional new public toilets as necessary (including for people with disabilities);
- Arrangement of utilities (including drainage, sewerage, water supply, electricity and connection to the existing network);
- Rehabilitation of the existing ice skating rink and stadium, as justifiable considering operation and maintenance.

Tentative time for this assignment is 133 days, excluding additional days required for the approvals from the Employer and project beneficiaries and excluding the design supervision.

The Municipal Development Fund of Georgia (MDF) as an Implementing Agency now invites eligible consulting firms ("Consultants") to express 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.

The Consultant's qualification shall include experience in preparation of development concept and detailed design for recreation parks, as well as experience in designer's supervision (follow-on).

**The shortlisting criteria are:**

1) Similar experience (weighted score for evaluation is 60%):

The consultant should have successfully completed at least two contracts within the last seven years that are similar to the proposed consultant services.

2) Financial, technical and managerial capabilities of the Consultant (weighted score for evaluation is 20%):

a) Economic and financial capacity of candidate:

- The average annual turnover of the candidate must exceed USD 150,000.00 equivalent for the last 3 financial years (2015, 2016 and 2017).

b) Professional capacity of candidate:

- At least 20 permanent staff last year (2017) working for the candidate in the fields related to this contract;
- The candidate shall submit the company organization and company description.

3) Core business and years of business (weighted score for evaluation is 20%):

The consultant shall have at least 10 years of general experience in detailed design preparation and designer's supervision.

*Note: 1. The MDF reserves its right to request additional evidence documentation of performed services, certificates of satisfaction issued by the employers, 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 Selection Based on the Consultants' Qualifications (CQS) method set out in Section III of the *Guidelines: Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers - January 2011, revised July, 2014*.

*The Terms of Reference of the assignment is available as Annex*

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 444, 414 Ms. Eka Ezugbaia, Procurement Consultant.

Expressions of interest must be delivered in English in a written form to the address below (in person, by mail, or by e-mail) by **May 28, 2017, at 12:00**.

**Municipal Development Fund of Georgia**  
**Attn: Mr. Galaktion Buadze, Executive Director of MDF**  
**150 David Agmashenebeli Av., 0112, Tbilisi, Georgia**  
**Tel.: +99532 2437001 or/02/03**  
**E-mail: [procurement@mdf.org.ge](mailto:procurement@mdf.org.ge)**