

**REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES – FIRMS SELECTION)
GEORGIA
Third Regional Development Project (RDPIII) – P150696
Loan No: 8494-GE**

Assignment Title:

Historic Town of Mtskheta: Consulting Services for the Preparation of Integrated Urban-Design Concepts, Detailed Designs and Construction Supervision for Enhancing and Connecting Green Areas and Public Spaces

Reference No: IBRD/RDPIII/CS/QCBS/05-2018

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 purpose of this assignment under the WB-financed Third Regional Development Project (RDP3) is to prepare integrated urban-design (urbanscape) concepts and designs, followed by detailed designs for selected investment packages and receive supervision services for the (i) enhancement of the public use of green spaces along the Aragvi River, in the Historic Town of Mtskheta, and related pedestrian and cycling connectivity and access to these recreational areas and (ii) improvement of visitors' access to the Jvari Monastery. The assignment will interconnect with and mutually reinforce another spatially adjacent sub-project to be financed under the RDP3, targeting the improvement of management of access and trails of the Tbilisi National Park and its Gateway villages.

These interventions are located within the latest inscribed boundaries of the Mtskheta World Heritage sites and would be conceptualized and designed as an integral part of the associated historic landscape of the historic town, in line with the UNESCO's Historic Urban Landscape approach aimed managing historic urban landscapes is holistic by integrating the goals of urban heritage conservation and those of social and economic development (see <http://whc.unesco.org/en/news/1026/>). Moreover, these green recreational areas and related connectivity will be designed consistently with the preservation principles guiding the ongoing efforts by GoG to finalize a comprehensive urban planning and regulatory documentation of the historic town within the scope of above mentioned preparation of the necessary urban planning instruments.

Therefore, in line with Decision #41 COM 7B.44 (2017) of the World Heritage Committee, the final TORs for this assignment and major design deliverables are prepared in consultation with UNESCO. All final project concept and designs will be submitted to the World Heritage Centre for final review before the decision taken to implement investments and/or any tender is launched.

The services to be carried out under this consultancy is as follows:

a) Integrated Urban-Design Concept and Detailed Design services:

- Consistently with the Historic Urban Landscape (HUL) approach (see <https://whc.unesco.org/en/news/1026/>), elaborate and validate an urbanscape vision and related integrated green urban design concept for the recreational areas along the banks of Aragvi river, part of the landscape protection zone preliminary identified

for project support within the territory of the historic town of Mtskheta. This would include considerations for a soft mobility scheme, including access and circulation, that connects the monuments, landmarks and main attraction points, minimizing visual impact on world heritage properties and on national cultural and environmental assets, and supporting safe pedestrian and other non-motorized movements within the study area. Both the development vision and integrated urban design concepts will be discussed with relevant stakeholders, reviewed by the World Heritage Centre and the Advisory Bodies, and receive final approval by MDF, relevant agencies of GoG and the World Bank, before being further developed into an investment program.

- Identify and prioritize a cohesive investment program for the study area to be considered for financing by the RDP3. This will include identification, prioritization 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 design.
- Prepare preliminary designs, technical report and revised cost estimates for the priority investments selected for RDP3 financing. The selected investment program will be reviewed by the World Heritage Centre and the Advisory Bodies, and receive final approval by MDF, relevant agencies of GoG and the World Bank, before moving to the detailed design stage.
- Develop feasibility studies and detailed designs (including BoQs, technical specifications, technical/design reports, relevant safeguard instruments, reports and works schedule) for selected priority investment projects to make them ready for bidding for selected investments and support the Client in the preparation of Subproject Appraisal Documents (SARs) for review by UNESCO and final approval by the relevant GoG agencies and the World Bank. In line with “Decision: WHC/18/42.COM/7” of the World Heritage Committee of 2018 (<https://whc.unesco.org/en/decisions/7253>), if and when deemed necessary by the Client, undertake a Heritage Impact Assessment (HIA) for developments within the property and its buffer zone to timely assess any potential multiple and cumulative impacts of the proposed investment program, taking into account potential impacts on the Outstanding Universal Value (OUV) of the property, in conformity with the ICOMOS Guidelines on HIAs for Cultural World Heritage properties.

b) Supervision services:

- Supervision services under this assignment are intended to include: supervision of the contracted civil works from the list of selected investment projects for the historic town of Mtskheta, including monitoring, inspection and reporting supervision activities.

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 of working with the World Heritage urban sites 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:

- Overall experience of the firm (number of years, minimum 7) in the field of assignment. Similar experience shall include: (i) design concept and detailed design preparation for the national cultural heritage historic towns that have World Heritage Properties and (ii) supervision of civil works of the World Heritage sites and national cultural heritage historic towns. Weighted score for evaluation is 55%
- Number of similar assignments within the last ten years (i.e. since January 2008). Weighted score for evaluation is 45%.

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 **January 14, 2019, at 15:00 local time.**

Municipal Development Fund of Georgia
Attn: Mr. George Shengelia, Executive Director of MDF
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