

Request For Proposal

Detailed Design and Construction Documents development for Infrastructure
utilities of Mixed Use area project

LLC "Primera Golf and Residence" ID: 404481379

Scope of Works

Concept Design Stage:

1. General sketch of the utilities (tap and irrigation water, rainwater, sewage, gas, electricity, internet) and roads with street lighting together with parking lot.
2. Sketch should be provided to the Client for the confirmation. Next stage design can be developed only after Client's confirmation.

Schematic Design Stage:

1. Written description of the project, based on the selected and approved concept designs
2. Revised designs based on feedback and comments from the client on the concept design.
3. Schematic plans of the:
 - vertical solution
 - important cross-sections
 - pavement solution,
 - widths of road elements and parameters of plan elements;
 - types and location of curbs;
 - locations of ditches and culverts, extent of reinforcement and diameter of culverts;
 - locations of grate wells and gutters;
 - locations of street lighting poles;
 - locations of technological passages and accesses;
 - The technical parameters of the supporting structures of traffic management and safety devices are provided.
 - The layout of road markings, technical parameters of reflectors, signposts and other traffic management devices provided for in the design are provided.
 - The technical parameters of traffic calming solutions, barriers, roadblocks, etc. are provided.
 - specified consolidated information defining the mutual
 - location of utility networks and facilities (for example, as a consolidated plan of utility networks).
 - location of lighting fixtures and structures required for installation of lighting fixtures;
 - lighting scenes, lighting circuit diagram;
 - lighting switching location.
 - electricity supply schemes;
 - location of substations, cable lines, overhead lines, outdoor lighting and other electricity supply-related objects on the land.
 - diameters of pipelines;
 - longitudinal profile of the pipeline, showing the following:
 - designed and existing ground heights;
 - geological section with maximum groundwater level;
 - lengths of straight sections;

- data on materials, location heights, pipeline drops of the designed pipelines;
 - data on designed structures on the pipelines;
 - data on existing intersecting utility networks;
 - names of intersecting roads;
 - trench cross-section;
 - solutions for pipeline supports, solutions for
 - reducing the effect of axial force.
4. In the explanation note explanation of the solutions with supporting calculations shall be provided.
 5. Links to the standards and norms shall be provided
 6. Full set of city hall submission documents for construction permits
 7. Updated more detailed cost estimation with materials volume and cost.
 8. Schematic design shall be provided to the client through Bauhub web service for review.

Detailed Design Stage:

1. Written description of the project detailed works, and installation/construction guidelines;
2. Detailed design documents include:
 - Specifications are provided, naming the brands and models of the selected construction products, together with the criteria for assessing equivalence (suitability for the design solution).
 - Precise definitions of the spatial and mutual location of everything included in the design solution, through dimensions, elevation marks, coordinates, etc., necessary for construction work.
 - fragments and sections of situations requiring greater constructional precision,
 - descriptions of all details and assemblies designed by the solution
 - specified consolidated information defining the mutual location of utility networks and facilities (for example, as a consolidated plan of utility networks).
3. Finalized designs, including comprehensive construction drawings and documentation separately regarding every project part and with overview general plans:
 - Tap water supply
 - Irrigation
 - Sewage
 - Rainwater
 - Gas supply
 - Electricity
 - Internet
 - road construction
 - street lighting
 - traffic arrangement
4. Finalized BOQ for cost estimation with designed elements and correct amounts.

Target Deliverable Schedule

Phases:		Schedule:
I	Concept design development:	2 weeks
II	Schematic design development:	4 weeks
II	Detailed design development and Tender package:	6 weeks
IV	Authorial-Technical supervision: To ensure that the construction company complies with provided detailed design and documents.	Commissioned separately by the Client

Client Feedback and Incorporation:

The client will provide feedback and comments on each submission stage within one week of receiving the deliverables.

The infrastructure design teams should incorporate the client's feedback and comments into the subsequent design stage.

Regular weekly communication and coordination meetings should be held to address any queries and ensure alignment with the client's vision.

Delivery Format:

Documents should be delivered in PDF and Open Format (DWG, BIM, and Excel).

Contract Length:

The overall contract length for the design of the detailed utilities and road projects will be 3 months.

The delivery stages should be subdivided as necessary to ensure efficient progress while maintaining design quality.

By following this scope of work, architectural companies can submit their proposals, and the selected firm will proceed with developing detailed architectural and landscape designs for the four houses, incorporating client feedback at each stage.

Contact Information

For questions or concerns connected to this RFP, we can be reached at:

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