

Tender Announcement

Tbilisi Hills Golf & Residences is the largest development project, which has no analogs on the Georgian market as it combines premium class residential properties and professional 18-hole golf course. The territory is located next to the Krtsanisi region, the south-east part of Tbilisi, Teleti, Gardabani district and covers 331 ha of the land. Tbilisi Hills is going to build up to 380 private houses, 73 semi-detached houses, 20 three-story apartment buildings with up to 800 apartments, and infrastructure objects. In addition, the company is developing infrastructure facilities, such as roads, parking lots, power grid, and water supply lines. Construction works are implemented under the management and supervision of Tbilisi Hills Development and Construction LLC. Only high-quality building materials and modern technology are used in construction, which ensures the success of the project.

Tbilisi Hills Development and Construction LLC Announces a tender for the mechanical, electrical, and plumbing (MEP) design service provision of the AB2 residential building.

1. The tender proposal shall contain the following information:

- Company name, identification code, legal and actual address, official e-mail;
- Name of at least 2 (two) key contact persons, indicating their contact telephone number, e-mail address, and position;
- A certificate from the LEPL Revenue Service that bidder has fulfilled all obligations and has no debt to the state budget;
- Lump sum price in a local currency and breakdown per subject described in the topic 3;
- Project documentation delivery schedule;
- Information of previous similar project list indicated amount of work and date;
- Information (Company name, Identification code, Legal and actual address, official e-mail) about sub-contractors or joint venture collaboration established especially for the announced project;
- The price in the tender proposal should be included with all the taxes prescribed under the legislation of Georgia and taking into account all taxes related to the supply of the procurement object.

2. Necessary professional and financial conditions for participation in the tender

- A bidder shall have performed not less than 3 similar type of work for the last 3 years;
- A bidder shall have performed a similar type of work, namely infrastructure design services from January 1, 2017, to the date of submission of the tender proposal, the total cost of executed works shall be no less than 150'000. 00 GEL.

3. Scope of works and deadlines

Bidder has to prepare design for 7000 m², 4 floor residential building mechanical, electrical and plumbing works for the **Tbilisi Hills Golf & Residences** according to the local standards and regulations, with the best practice, which has to cover following aspects of design service:

1. Power distribution design for the building;
 - a. Main distribution board;
 - b. Power supply of the apartments;
 - c. Power supply and lighting in the public spaces;
 - d. Power supply and lighting design of the basement;
 - e. External lighting of the building;
 - f. Power supply of the elevator;
 - g. Grounding contour
 - h. Lightning rods
 - i. Other Relevant items per need or request of the client.
2. Water and sewage system design for the building;
 - a. Main piping of the building;
 - b. Connections at the apartments;
 - c. Water meters for each apartment;
3. Rain water collector & drainage design for the building (invisible on the façade);
 - a. Rain water collectors for the roof;
 - b. Rain water collectors for balconies;
 - c. Drainage system at the building entrance;
 - d. Drainage system at the entrance to the basement;
4. Gas pipeline design;
 - a. Gas supply for the building;
 - b. Gas supply network connection design to the TE network;
 - c. Gas supply for the heating units;
 - d. Gas supply for the apartments;
5. Heating and cooling design;
 - a. Design of an individual heating system for each apartment;
 - b. Design of an individual cooling system for each apartment;
6. Low voltage system including the internet network
7. Fire hydrants system for the public spaces.



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Design services should be completed not later than within 60 calendar days after signing the service agreement. The design should include:

1. Design layout per floor;
2. Design layout per sections;
3. Materials specification;
4. Bill of quantity (BOQ);
5. Bill of quantity, including suggested brands and cost estimation.

Please take into consideration that the service provider should prepare design without any reference to a specific brand and rely on only technical characteristics for materials that will be used during work performance.

4. Work acceptance

Payment shall be made in stages, based on the acceptance deed signed between the parties.

The works stipulated by the contract shall be considered as completed and delivered when it is verified by the contractor assigned for project performance and approved by the authorized representative of the Client.

On the basis of full performance and acceptance of the works, the parties shall conclude the final acceptance-delivery act.

5. Payment terms

Payment will be made within 7 working days after the receipt of the confirmed and signed acceptance-delivery act by both parties.

6. Financial warranty

A tender participant is obliged to indicate the information on the price and terms of execution in each position and submit a work time schedule, which shall be an integral part of the contract.

A tender participant is obliged to submit information on the advance payment request if any and submit the bank guarantee for it.

The validity of the bank guarantee issued to secure the advance payment will be valid until the acceptance of the works corresponding to the advance amount, which will be confirmed by the acceptance-delivery act concluded in accordance with the above rule.



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A tender participant is obliged to submit professional indemnity insurance for 200'000.00 GEL from a banking institution licensed by the National Bank of Georgia or from an insurance company licensed by the LEPL State Insurance Supervision Service of Georgia, in national currency - GEL.

7. Responsibility

The Client will pay a daily penalty of 0.3% of the delayed amount.

In case of non-fulfillment or improper fulfilment of obligations, the Contractor shall be penalized by 0.3% of the total contract value for each day.

8. Proposal

Tender documents shall be submitted no later than May 14, 2021, at 16.00 PM (Georgian time).

Tender documents shall be submitted in hard copy (1 copy) and electronically (hard disc).

Bidding documents shall be submitted in a sealed envelope and shall be signed by the authorized representative of the bidder.

A hard copy of the bidding documents shall be certified with the signature of the director of the company and the seal of the company (if any).

While submitting the tender documents, the price offer and graphs should be used in Excel and/or Microsoft project format, and all other documents in PDF format.

The proposal shall be valid for 6 months from the date of submission. In case of reasoned remarks, the customer reserves the right to request the design service provider company to make adjustments to the project at no additional cost.

Attached documents:

1. Architectural drawings and plans

Tbilisi Hills Development and Construction LLC will not reimburse the costs of preparing the documents required to participate in the tender.

The deadline for submission of proposals is May 14 2021, at 16:00 PM (Georgian time).

Tbilisi Hills Development and Construction LLC is ready to hold meetings with representatives of interested companies. The meetings should be organized no later than May 13, 2021. For additional information please contact: **+995 577 55 49 29**.