

Project Title: Policy dialogue and knowledge management on Climate Protection strategies” DIAPOL-CE

Project/Activity Number: 12.9230.9-010.00

Title of the assignment: Design and Construction Guide for Tusheti Protected Landscape

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I. General information

1. Brief information on the project

The DIAPOL-CE project is funded by the International Climate Initiative (IKI) and commissioned by the German Federal Ministry for the Environment, Nature Conservation, Nuclear Safety and Consumer Protection (BMUV). The project is implemented in several countries in Africa, West Asia, Central Asia and Mongolia, and the South Caucasus.

Globally, the project aims to convey knowledge about the development of a climate-friendly, sustainable and nature-compatible economy to partner countries and disseminated on a supra-regional level. Together with partners, the project will support the application of climate friendly and environmentally friendly technologies and nature-based approaches.

In Georgia the project supports the Ministry of Environment Protection and Agriculture (MEPA) jointly with actors at the local level (Akhmeta and Telavi Municipalities) in the management of the recently established UNESCO Three Alazani Biosphere Reserve. Further the project promotes regional exchange on this approach.

The project also supports the implementation of local initiatives through the Small Grants, in the villages of Akhmeta and Telavi Municipality, as territories of UNESCO Three Alazani Biosphere Reserve.

2. Context

Tusheti Protected Landscape (TPL) is located in the northeastern part of Georgia, in the Kakheti region, in the Akhmeta Municipality. Together with Tusheti State Nature Reserve (TSNR) and Tusheti National Park (TNP) it creates a unified system of Tusheti Protected Areas. The objectives of its creation are to protect unique ecosystems from degradation as a result of the anthropogenisation of individual natural components, as well as to preserve the richest national heritage – folk architecture sites and historical and cultural landscape.

In terms of international recognition, Tusheti Protected Landscape is an important component of the UNESCO Three Alazani Biosphere Reserve and is also recognized as the site of the Tusheti Emerald Network (GE0000008).

There are 52 villages (42 villages and 10 ruined villages) registered (Ordinance of Municipal Council (Sakrebulo) – data from Public Registry) on the territory of Tusheti Protected Landscape, where 157 monuments of cultural heritage of the National importance of medieval architecture are represented. However, not only cultural monuments represent value, but also individual rural landscapes, settlements on mountain slopes – upper/summer villages (“soplebi”), lower/winter villages (“boslebi”), shrines or fortification structures are an organic part of the environment with rare beauty. Tusheti is in the Tentative list of UNESCO World Heritage [Mta-Tusheti - UNESCO World Heritage Centre](#).

In Tusheti villages as well as in ruined villages, cases of the use of local building materials and technology in the process of maintenance of traditional houses have slowly decreased. Architectural heritage suffered significant damage due to renovation works during Soviet time’s and subsequent period’s interventions for repairing, fortifying constructions, roofing of historical buildings, with materials

inappropriate for construction, which in many cases substantially changed the silhouettes, architectural nature of the building and negatively affected not only the physical condition and appearance of the building, but also the urban features of the entire settlement and historical landscape.

As a result of the creation of Tusheti Protected Areas, tourism began to develop extensively. Consequently, the number of employees employed in tourist facilities/guesthouses and in tourism has also increased. Today, there are already more than 70 guesthouses, 2 large hotels and 2 hostels in Tusheti Protected Landscape.

However, despite the geographical location of Tusheti and the only difficult connecting dirt road via a mountain pass, new, often unauthorized constructions without any approved design are still underway. The lack of financial sources of the local population and lack of knowledge of the rules related to development measures (e.g. spatial-territorial plan, village development regulation plans, Tusheti Protected Landscape management plan, other development plans, instructions and restrictions related to construction, etc.) is mainly one of the reasons that today some of the historic buildings of Tusheti are in a deplorable condition and some villages are deteriorated.

In addition, buildings completely alien to Tusheti architecture, with a steep roof and mansard, block plastered, tin-roofed and cement-plastered, high-fence, or with decorative fences are inconsistent. Rough proportions, different roofing configurations and in addition to that, the use of inappropriate material, colored metal-ceramic roofs, blocks and cements, or walls covered with wooden planes, which in total actively changes the overall type and urban structure of the villages of the various valleys of Tusheti (e.g., Omalo, Diklo, Shenako, Dartlo, Girevi, Iliurta, Jvariboseli, Shtrolta...).

Among other challenges, one of the primary tasks of the Tusheti Protected Landscape Administration (TPLA) is to protect and preserve the over the centuries-established historical-cultural heritage of Tusheti.

Residents are not familiar with the current regulations and restrictions related to the construction and reconstruction of houses in the territory of Tusheti Protected Landscape; It is not easy for them to understand and apply the plans, regulations for the development of Tusheti villages provided by the existing Akhmeta Municipality spatial - territorial planning documents, due to the large information conveyed in the documents and the legislative/formal language that needs to be sorted for them.

To preserve cultural heritage in the Three Alazani Biosphere Reserve, it is necessary to help the population with information on construction in a simple and popular language in a variety of ways (meetings, trainings, brochure-guides) by offering how to start the construction of a residential house or other facility - from the preparation of the design project to its approval; In addition, provide them with information how to use and where to purchase alternatives to local traditional construction materials necessary for construction.

3. The contractor shall provide the following service:

Goal of the assignment.

Support management of formed over centuries historical - cultural landscape, traditional architecture and construction based on international best practices in the villages located in the Tusheti Protected Landscape to preserve cultural heritage of the UNESCO Three Alazani Biosphere Reserve.

Objective:

Informing the population as well as decision makers about structure and architecture of the traditional-historical complexes and build-up of settlements, construction regulations, design, traditional and alternative construction materials and improving the performance of the management bodies in order to maintain the cultural landscape of the Tusheti Protected Landscape.

Activities to be conducted:

- **Assessment of recent developments in Tusheti villages:** Visit Tusheti villages (were needed, as considered that consultant has good knowledge of Tusheti and had visits during last 3 years), prepare short summary of the situation with indication of places that are most affected due to non-relevant buildings; (If not possible, use information from recent years' visits).
- **Preparation of guide for legal procedures on traditional construction:** Prepare supporting recommendations on construction regulations, rules and instructions (in popular language) based on Akhmeta Municipality spatial plan and Tusheti PL's villages' development regulation plans for the agencies and residents; procedures and rules for villages with different statuses (1. cultural monuments and 2. without this status) should be highlighted.
- **Trainings:** Prepare training materials and carry out trainings for responsible persons from the relevant agencies (Tusheti Protected Landscape and Protected Areas (National Park and Strict Nature Reserve) Administrations; Spatial Arrangement and Architecture Service of Akhmeta City Hall; Department of Architectural Supervision of the Legal Service of Akhmeta City Hall; Tusheti Community Councils; Representative of the Mayor of Akhmeta in Tusheti; Representatives of the Mayor of Akhmeta in Qvemo and Zemo Alvani and Laliskuri (villages of Tush population) and representatives of the villages in the Sakrebulo; as well as interested people who are planning to construct / reconstruct / rehabilitate / revitalize buildings according to the traditional construction and the cultural heritage, as requested by legislation. (for officials at least 3 full day trainings, for population – planning constructions / reconstruction / rehabilitation / revitalization 1 training in different villages in lowlands (in Qvemo and Zemo Alvani and Laliskuri - 3 trainings in total).
- **Preparation of information brochures:** Prepare information brochures for the population -adapted version of the guide, in a very popular and understandable language and visualization.
- **Holding information meetings:** Conduct meetings with the population to familiarize them with construction regulations, rules and instructions - how to obtain construction permits, where and how to start activities when they intend to build/reconstruct in Tusheti (including design and construction project).
- **Preparation of the Design Guide / Recommendations:** The Design Guide should include specific architectural solutions for all four valleys of Tusheti for the historical-cultural landscape and its various levels of components: such as 1. level of cultural landscape, 2. level of build-up of villages, 3. level of buildings (structural design) with the characteristics and 4. level of elements of buildings.

Design Guide will provide information and specific architectural solutions for all four Tusheti gorges - with drawings, sketches and photos, with references to traditional materials and replaceable/alternative modern available on market materials.

Recommendations for 1st and 2nd levels are relevant for central government, PA administrations, and municipal bodies, recommendations for 3rd and 4th levels for everyone including communities and population.

- **Provide consultations and advice:** Conduct consultations for population wishing or already started constructions in Tusheti, (in 2024-25), and provide advice on architectural solutions, indicating traditional materials and modern available materials to be replaced in order to maintain a traditional appearance for the building.
- **Documenting:** document trainings, information meetings, consultations and provided advice (notes, records, protocols etc...).
- **Supervising publishing:** After transferring printing versions to GIZ, participation in the preparation of technical specifications for the publisher, selection of publishers, negotiations with the publishing house and supervision over the printing process (inspection of trial versions, assessment, correction and confirmation). GIZ will select the publishing house and cover printing costs.

All activities should apply a participatory approach, in close cooperation with TPLA and Community Councils. Consultant will cooperate with relevant divisions of Akhmeta Municipality's City Hall, relevant governmental agencies and departments (e.g. Ministry of Environmental protection and Agriculture, Ministry of Culture and Sport, Ministry of Economy and Sustainable Development) as well as GIZ project representative.

Results/Outputs:

Deliverables:

- ✓ O1. Short summary of the situation after filed visit with indication of places that are most affected
- ✓ O2. Guide for traditional construction on construction regulations, rules and instructions electronic (for printing) version;
 - O1.1. For villages with the status of cultural monument
 - O1. 2. For other villages (which do not have cultural monument status)
- ✓ O3. Design Guide for management of architectural heritage of historical-traditional build-up of Tusheti Protected Landscape, which includes recommendations and examples for different levels: 1. cultural landscape, 2. build-up, 3. buildings, and their constituent elements. Guide will provide information on the traditional design of architectural elements, construction materials and alternative materials available on the market - electronic (for printing) version;
- ✓ O4. Training materials for responsible officials.
- ✓ O5. Informational brochures for the population (electronic (for printing) version);
- ✓ O6. Documentation of the trainings;
- ✓ O7. Records/minutes of the information meetings;
- ✓ O8. Documentations on personal consultations/advice/hints for persons willing/starting constructions/reconstructions/rehabilitation/revitalization of buildings in Tusheti PL.

Outputs	Time-frame	Expert days
O1	after 2 weeks	7
O2	after 7 weeks (draft after 5 weeks)	10
O3	after 5,5 months (draft 4 months)	35
O4	after 2 months (draft 1,5 months)	6
O5	after 3 months (draft after 1.5 months)	7
O6	after 6 months (draft after 5.5 months)	5
O7	after 6 months (draft after 5.5 months)	5
O8	after 6 months (draft after 5.5 months)	5

II. Tender requirements

1. Company and Experts' profiles

1.1 Experience of the company (1)

Technical Experience (1.1)

- working in architecture and design and/or spatial-territorial planning documentation – 7 years
- working on cultural heritage – 5 years

Regional Experience (1.2)

- working experience with municipalities - 5 years

1.2 Qualifications of proposed staff (5)

The tenderer is required to propose personnel for the positions specified here and described with respect to the areas of responsibility and qualifications on the basis of relevant CVs.

The below specified qualifications represent the requirements to reach the maximum number of points in the technical assessment.

Expert 1: Architect (5.1)

General qualifications (5.1.1)

Education/training: master's in architecture
Professional experience: 10 years of professional experience in architecture and construction

Specific qualification (5.1.2)

Special field:

- working experience with cultural heritage – 10 years
- working experience with nature-cultural landscapes - 8 years
- working experience in structural design, complexes and build-up of settlements – 5 years
- reconstruction/rehabilitation/revitalization of traditional buildings – 10 years

- working experience on spatial-territorial planning documentation – 5 years

Experience in the region/knowledge of the country (5.1.3)

8 years working experience in and good knowledge of Tusheti - professional visits in Tusheti during last 3 years period

Language skills: (5.1.4)

English(working/communication) Select element

Georgian (fluent) Select element

Expert 2: Art Historian (5.2)

General qualifications (5.2.1)

Education: master's in art history

Professional experience: 10 years of professional experience in art history

Specific qualification (5.2.2)

Special field:

working experience with cultural heritage – 10 years

working experience with nature-cultural landscapes - 7 years

working experience on spatial-territorial documentation – 3 years

Experience in the region/knowledge of the country (5.2.3)

8 years working experience in and good knowledge of Tusheti - professional visits in Tusheti during last 3 years period

Language skills: (5.2.4)

Georgian (fluent) Select element

English (business fluency) Select element

Expert 3: Graphic designer (5.3)

General qualifications (5.3.1)

Education: bachelor's in graphic design/art/architecture or proved training courses in this field

Professional experience: 5 years of professional experience in graphic design

Specific qualification (5.3.2)

Special field: graphic design of the books – contribution to 3 publications

Ability to work in a team – 3 joint projects in team

Language skills: (5.3.4)

English (business fluency) Select element

Georgian (business fluency) Select element

Expert 4: Coordinator (5.4)

General qualifications (5.4.1)

- Education: master's in sciences, literature or any other field
- Professional experience: 5 years of professional experience in project management/coordination/reporting

Specific qualification (5.4.2)

Ability to work in a team – 4 joint projects in team

Language skills:

Business fluency in Georgian and English [Select element](#)

2. Quantitative requirements

Fee days	Number of experts	Number of days per expert	Comments
Preparation/debriefing	4	1	Will not be cost-estimated
Implementation	4	With different workload	80 expert days in total
• Architect	1	25	
• Art historic	1	25	
• Graphic designer	1	12	
• Coordinator	1	18	
Travel expenses	Number of experts	Number of days/nights per experts	Comments
• Overnight allowance including meal in country of assignment	2	12	24 expert days in total
• Travel costs (train, private vehicle)	2	24	24 expert days in total
Other costs			Comments
• Workshops/meetings/trainings			12 workshops
• Flexible remuneration	2000 GEL (needs GIZ approval before using)		

Calculate your financial bid exactly in line with the quantitative requirements of the specification of inputs above. There is no contractual right to use up the full days/travel or workshops or budgets. The number of days/travel/workshops and the budgets will be contractually agreed as **maximum amounts**. The regulations on pricing are contained in the price schedule.

3. Conceptual

The tender should indicate how the services outlined in Section I.3 (Tasks) are to be provided. Reference should be made to the following criteria:

- interpretation of the objective /assignment (2.1.a)
- strategy for the implementation (2.1.b)
- cooperation during the implementation (stakeholders in the implementation, reference projects etc.) (2.1.c)
- a work plan in a visual form (2.1.d)

GIZ shall hire the contractor for the anticipated contract term, from **September 2024 to April 2025**

III. Requirements on the format of the tender

The CV submitted for each expert can have a maximum of four pages. The concept (if required) should not exceed five pages. If one of the maximum page lengths is exceeded, the content appearing after the cut-off point will not be included in the assessment. External content (e.g. links to websites) will also not be considered). The details are listed below:

IV. Other provisions

Budgeting and payment

Payment can be effected as follows:

- Advance payment up to for prefinancing travel expenses can be claimed after conclusion of contract.
- Interim payment can be effected after provision of outputs/deliverables 1,2,4,5
- Final payment can be effected after provision of outputs/deliverables 3,6,7,8