

 CLARIFICATION QUESTIONS & ANSWERS FOR HEYDAR ALIYEV CULTURAL CENTER TBILISI		
Date: 14/10/2025		Form No: Q&A-01
NO	QUESTIONS	ANSWERS
1	We understand that a Concept Design for the building has already been developed. Although the first design stage is defined as "Concept Validation", we kindly request confirmation that the Client will be open to considering a redesign of the building, particularly of the façade and architectural expression, while assessing and, where appropriate, retaining the internal spatial arrangement.	Please be informed that facade conceptual design more or less fixed by Client, however we foreseen 15-20% flexibility. For internal spatial arrangement & interior design for seen greater flexibility.
2	Please confirm the contractual definitions and acceptance criteria for "clash-free", "fully coordinated" and "critical clash", including applicable tolerances and permitted outstanding coordination issues at each design stage. Please also confirm whether these criteria are to be established and agreed through the BEP.	Please note that at project completion we expect fully coordinated models and drawings with zero unresolved clashes across all disciplines. The BIM Execution Plan (BEP) shall be prepared and proposed by the LDC, who will also be responsible for managing and enforcing it with all of their subconsultants. The Client will not review or be involved in intermediate coordination. However, the LDC remains fully responsible for delivering a 100% clash-free, coordinated project at final submission.
3	Please confirm the stage-specific coordination acceptance criteria, including clash categorisation/severity, resolution targets, responsibility allocation and the process for recording accepted outstanding coordination issues at each stage gate.	We have a fast track program that stage specific coordination must be done to avoid delay.
4	The RFP requires the design to be developed in accordance with the Employer's Requirements; however, the relevant Employer's Information Requirements (EIR) / BIM standards do not appear to have been provided. Please share the applicable requirements and standards that are to govern BIM and information delivery if available.	BEP to be prepared as per the international norms and standards.
5	Section 7 specifies stage-based LOD requirements, including CD =200, SD = LOD 200, DD = LOD 300 and IFC = LOD 350.	This is our expectation CD =200, SD = LOD 200, DD / IFC = LOD 300 Please be informed for interior design we are considering LOD 350.
6	The RFP includes BIM Management, BIM Coordination and Information Management activities, including federated model management, fortnightly clash detection/reporting, BEP development, coordination workshops and native/IFC submissions. Please confirm how these services are to be allowed for within the fee proposal, including whether BIM/Information Management is included within the Lead Design Consultant management fee, separately priced, or procured independently by the Employer.	Please be aware, we do not consider to procure anything.
7	Please confirm the CDE platform and associated requirements for document/model management, permissions, workflows, publishing, sharing and approvals, or whether the CDE can be suggested by the BIM Manager / or LDC	LDC
8	Please confirm whether clash detection during Stage 2 / Schematic Design (identified in the RFP as RIBA Stage 3) is intended primarily to address major spatial and multidisciplinary interface issues, with minor clashes and developing design items permitted to remain open and be tracked for resolution during subsequent stages.	Please note that at project completion we expect fully coordinated models and drawings with zero unresolved clashes across all disciplines. The BIM Execution Plan (BEP) shall be prepared and proposed by the LDC, who will also be responsible for managing and enforcing it with all of their subconsultants. The Client will not review or be involved in intermediate coordination. However, the LDC remains fully responsible for delivering a 100% clash-free, coordinated project at final submission.
9	Please confirm the required accuracy and intended use of quantity take-offs and BOQ information at Stage 2, including whether these quantities are intended principally for preliminary cost planning/benchmarking rather than as fully coordinated tender-level quantities.	As per the RFP, LDC responsible for cost consultancy & cost planning. Employer would have independent cost consultant to check & submit the documents.
10	Please confirm whether the Employer would accept the definition of stage-specific BIM coordination objectives, clash-resolution requirements and information maturity requirements to be confirmed within the post-contract BEP, to ensure deliverables are aligned with the expected maturity of each design stage.	Please note that at project completion we expect fully coordinated models and drawings with zero unresolved clashes across all disciplines. The BIM Execution Plan (BEP) shall be prepared and proposed by the LDC, who will also be responsible for managing and enforcing it with all of their subconsultants. The Client will not review or be involved in intermediate coordination. However, the LDC remains fully responsible for delivering a 100% clash-free, coordinated project at final submission.
11	Please clarify if the program is expected to extend according to employer approval/comments and authority approval/comments.	Yes, but not more than 12 months.
12	For structural, mechanical, electrical & public health services, is there a special formatting requested for approval of engineering drawings? Does the Engineer of Record, need to be registered in Georgia?	Please consult with your AOR.
13	The new building will be built over the existing Hamam and the hamam will be restorated to be used as a gallery. In the RFP, the hamam part is not mentioned, so we assume a restoration expert will be provided by the client and all the relevant detail or interaction inputs for this area will be provided by this expert. The Designer's proposal will be based on the assumption that all investigations, condition assessments, restoration works, heritage-related engineering services, and any strengthening or remedial measures associated with the existing historic bathhouse are excluded from our scope and will be undertaken by others. The authority approval process and documents for the restoration is also considered out of scope.	Interior coordination related to MEP as under LDC scope.
14	In the RFP LOD definition is mentioned differently. Can we define the LOD level according to the international best practice as, LOD 300 for tender stage. For example for structural drawings, rebars in structural system will not be modelled, but will be submitted as principles in 2D.	Please refer to answer number 5.
15	Confirm governing code hierarchy and identify mandatory Georgian standards.	Permit related requirement must fulfill Georgian regulation however design related items can be discuss with international standards will prevail.
16	Authority and permit submissions will be prepared only to the extent expressly included in the agreed scope; authority fees and third-party charges are excluded. Please confirm.	Governmental fees shall be cover by employer however any changes related to permit documentation (drawings, reports etc) responsibility of LDC.
17	Please confirm that requested indemnity will be limited to design services fee.	PI is limited to contract amount however duration shall finish when we select general contractor. Assumption 15 months.
18	Value engineering limitations to be clarified.	Value Engineering: Concept Validation: main MEP systems, structural system and stage equipment Schematic Design: all other items
19	In construction phase support scope, it is requested "Authority inspection support structural". Further clarification needed	Only 'expertiza (Authorty inspection support structural) will be cover by Employer.
20	Special suppression systems for stage and technical areas as required. As fire suppression system design and performance requirement may differ in line with suppliers, design of these kind of systems shall be provided in shop drawing stage by "Contractor" in accordance with selection of supplier of these systems. Please confirm that only necessary parameters and specifications will be provided by designer.	Confirmed.
21	It is requested that necessary operational efficiency and sustainable performance targets shall be achieved. Please provide these targets.	For MEP system options at Concept stage, the LDC shall provide estimated annual operational costs (energy, maintenance and replacement) to support the selection.
22	Section 5.5 states that the BMS scope is limited to the preparation of principle schematics and point lists. Kindly confirm the extent of the responsibilities in relation to the BMS design	Confirmed.
23	Deliverable List-Mechanical Part Item C15 refers to "site services drawings (primary plant, main pipe routes)". Please confirm that the scope is limited to utility services and connection routes within the plot boundary only. Any utility infrastructure outside the plot boundary is assumed to be excluded from the Mechanical scope.	Confirmed.

CLARIFICATION QUESTIONS & ANSWERS FOR HEYDAR ALIYEV CULTURAL CENTER TBILISI		
Date: 14/10/2025		Form No: Q&A-02
NO	QUESTIONS	ANSWERS
24	Clarification of "Clash free"	Please note that at project completion we expect fully coordinated models and drawings with zero unresolved clashes across all disciplines. The BIM Execution Plan (BEP) shall be prepared and proposed by the LDC, who will also be responsible for managing and enforcing it with all of their subconsultants. The Client will not review or be involved in intermediate coordination. However, the LDC remains fully responsible for delivering a 100% clash-free, coordinated project at final submission.
25	Please confirm that properly performed soil investigation reports for the site are completed and ready for review by the Designer.	Please note soil investigation is still ongoing . Any surveys and test excluded from LDC scope.
26	Please confirm that all the individual and domestic public utility lines and their capacities will be shared prior to the project start date. Please confirm that the required information about the site will be provided by the Client.	LDC at the end of concept stage will provide capacities. Employer will confirm with utility providers.
27	Please clarify the expected extent of Construction Phase Support and Authority Inspection Support services, including the anticipated number and duration of site visits, disciplines required to attend, authority engagement requirements, and any allowance for construction-stage meetings, inspections.	Construction phase support stage to be proposed by LDC.
28	In order to optimise the commercial and tax structure of the project and avoid unnecessary local taxation and VAT implications, would the Client consider appointing any required local (Georgian) consultants directly?	LDC shall provide lump Sum fee , double taxation certificate. We acknowledge AOR fee shall be issued with VAT.
29	The section in question seems to imply to presence on the team of a local Architect and Engineer of Records, although the disciplines are not specified in the scope overview (Section 1.1) nor in the list of proposed consultants (section 9.7) nor in the Fee breakdown (Section 10.2). Please confirm the above services are to be included and whether the associate Fee can be specified independently or should be aggregated to the Architectural and Engineering Fees in the breakdown.	LDC to specify scope and deliverables of AOR.
30	Notwithstanding our assumption under Point 1 of this clarification list, we understand that the first phase of the services will involve a comprehensive review and validation of the current Concept Design. In order to undertake this stage effectively, can the Client confirm that the following information and documentation will be made available prior to commencement of the works: 1) Detailed topographic survey of the site. 2) BIM model of the current Concept Design. 3) Complete CAD documentation of the current proposal, including plans, sections, elevations, and any other relevant drawings. 4) Detailed survey documentation of the existing historical building, including both 2D and 3D survey information.	1)- In process 2) Not available 3) Shared in tender documents 4) Shall be provided to successful
31	The indicative Schedule of Accommodation identifies the extent of the "External Public Realm and Landscape" works as "To Be Confirmed". As the scope and quantity of these works are currently undefined, could the Client please provide guidance on the assumptions to be adopted when preparing the Landscape Specialist's fee proposal?	We do not expect landscape area to be more than 3,000 m2.
32	Could you please specify the required minimum limit of indemnity (coverage amount) for the Professional Indemnity Insurance.	Pi is limited to contract amount however duration shall finish when we select general contractor. Assumption 15 months.
33	For the proposal submission, is it acceptable to provide a Letter of Intent from our insurer confirming that the required coverage will be issued upon contract award, alongside our existing active policy?	The successful bidder shall provide the required documentation and any outstanding information during contract negotiations.
34	Please confirm whether the 18% VAT line in the Commercial Proposal spreadsheet applies to an overseas/UAE specialist consultant, or whether fees should be quoted exclusive of any applicable Georgian withholding/VAT?	Please consult with your tax advisor regarding the applicable tax requirements. International companies shall be required to provide a valid Double Taxation Certificate, where applicable. Any withholding tax obligations arising from payments to international companies shall remain the responsibility of LDC.
35	Regarding Section 7.2 BIM LOD Requirements, please clarify if Stage 3 requires LOD 300 and Stage 4 requires LOD 350, or if LOD 350 is mandatory for both stages.	LOD 300
36	Does the BIM requirement (LOD 300/350) apply to specialist disciplines such as Theatre, AV, Acoustics, and Interior FF&E, or are these excluded from the federated BIM model as indicated in Section	FF&E - 350
37	Section 5.9 references national and international acoustic standards including GB/T 50356. Please confirm if Eurocode / ISO / DIN standards take precedence over GB standards for acoustic and technical design	Yes, confirmed.
38	Please confirm whether the approved architectural pre-concept is a fixed design basis or may require substantial redesign during Concept Validation.	Please be informed that façade conceptual design more or less fixed by Client, however we foreseen 15-20% flexibility. For internal spatial arrangement & interior design for seen greater flexibility.
39	Please confirm whether the Employer's interior concept is to be validated and developed or whether a substantially new interior concept may be required.	Please refer to answer number 38.
40	Please confirm whether full Interior Design development is required for all project areas, including BOH, backstage, technical/support and administration spaces.	Yes.
41	Please confirm whether FF&E scope is limited to design, selection, schedules and procurement information or also includes procurement administration and installation supervision.	Procurement & installation supervision not necessary.
42	Please confirm whether the LDC must provide priced cost estimates/cost plans in addition to quantity take-offs and BOQs for Architecture and Interior Design.	As per the RFP, LDC responsible for cost consultancy & cost planning. Employer would have independent cost consultant to check & submit the documents.
43	Please confirm whether the minimum three-manufacturer requirement applies to every architectural/interior item or only major specified materials and products.	Yes.
44	Please confirm the proposed payment milestones, invoicing frequency, payment period, any retention requirements and whether the prescribed Stage 1/2/3/4 fee split of 25% / 25% / 30% / 20% is mandatory for invoicing/payment purposes or only for commercial submission.	Mandatory.
45	Please provide the Draft Consultancy Agreement, if available, and confirm the proposed contractual liability framework, including any aggregate liability cap, treatment of indirect/consequential losses, indemnities, fitness-for-purpose obligations and the required duration of Professional Indemnity Insurance.	Shall be provided to successful bidder as per RFP.
46	Please confirm which party will bear permit fees, authority/government charges, statutory submission fees, translations, document legalisation and other localisation costs, and whether such costs should be included in the Lump Sum Fee or treated as reimbursable expenses subject to Employer approval.	Only authority governmental charges shall be covered by employer . Translation, localisation shall be considered under AOR fee.

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Date: 14/10/2025		Form No: Q&A-03
NO	QUESTIONS	ANSWERS
47	Please confirm the anticipated construction duration and the expected scope of optional Construction Phase Support, including required site-visit frequency, resident/non-resident attendance expectations and whether support will be instructed and paid on a monthly basis.	To be discussed with at the end of DD stage. Currently we are requesting per month fee only.
48	Please clarify whether the successful Consultant will be required to establish a local legal entity, branch, permanent establishment or tax registration in Georgia. If no local entity is required, please confirm which party shall be responsible for any Georgian VAT, withholding tax, tax filing, registration or other local tax liabilities arising from the Contract and related payments.	LDC shall provide lump Sum fee , double taxation certificate. We acknowledge AOR fee shall be issued with VAT.
49	Section 9.5 refers to 'minimum five (3) comparable project references' and Section 9.4 refers to 'minimum five (4) relevant project references per key person'. Please confirm the required number of references for the company and for each key person. Please clarify if each sub consultants shall meet with the reference criteria required. Some of the lead sub consultants may not satisfy the required number of experience. Please kindly advice whether this is acceptable.	Theatre, Acoustic, Architect and MEP consultants must have 3-5 project reference completed built.
50	Please clarify the proposed intellectual-property and design-copyright provisions, including the Employer's licence to use native design/BIM files and the Consultant's rights in pre-existing tools, templates, BIM libraries, calculation tools and other proprietary information.	intellectual property and design copy right is included and shall not be priced separately , BIM software and license to be covered by LDC.
51	Please confirm the number of Employer review/comment cycles anticipated at each design stage. Once a stage has received formal Employer approval, please confirm that subsequent changes to the approved brief, capacity, programme or design requirements will be managed through the formal change process and may constitute Additional Services where they require redesign.	Only employer and local authority additional changes are subject to variation.
52	The RFP indicates an approximate 10-month design duration. Please confirm whether this period covers only Stages 1–4 and whether Employer review periods, authority review/approval periods and time required for Employer decisions are excluded from the Consultant's design duration.	Not more then 12 months.
53	The RFP refers to weekly consultant coordination meetings, design workshops and biweekly Employer meetings. Please confirm that routine coordination and Employer meetings may be held online (e.g. Teams/Zoom), with physical attendance required only for agreed key workshops, site visits or stage-gate meetings.	Only workshops would require physical presence . As per RFP we requested travel budget for workshops.
54	Please provide a complete list of consultants already appointed or intended to be appointed directly by the Employer and confirm the responsibility/interface boundaries between Employer-appointed consultants and consultants to be appointed under the LDC.	N/A
55	Please confirm whether the Local AOR/EOR will be appointed by the Employer or by the LDC. Please also confirm the Local AOR/EOR's responsibility for local code compliance, adaptation/translation, professional sign-off/stamping, authority submissions, permit approvals and local professional liability for Architecture, Structure and MEP.	by LDC, please consult with AOR for clarification on local regulatory requirements
56	Please clarify the scope and responsibility of the Employer-appointed Heritage Consultant and provide any available measured surveys, structural-condition surveys, conservation reports, material investigations, heritage restrictions and authority requirements applicable to the historic Hamam and other heritage interfaces.	Heritage consultant + documentation + approvals by Employer, interior related MEP design and Interior documentation by LDC.
57	Please confirm the hierarchy of applicable Georgian regulations, international codes/standards and Employer requirements to be followed where requirements differ, and confirm the basis on which local authorities will review and accept the design.	Please clarify with related AOR.
58	Please clarify the design and coordination boundary between the LDC's internal utility/civil design scope and the Employer's responsibility for external utility connections, utility-provider applications, approvals and connection works.	All utility consumptions to be provided by LDC, infrastructure design shall be done by LDC. Employer responsibility is limited to approvals with utility providers.
59	Please confirm the required Revit version, discipline-model responsibilities, model-exchange formats and stage-specific LOD requirements. Please also confirm that each design consultant is responsible for its own discipline model, with BIM federation, clash coordination and model-management procedures undertaken under the agreed BIM Execution Plan.	This is our expectation CD =200, SD = LOD 200, DD / IFC = LOD 300 Please be informed for interior design we are considering LOD 350.
60	Please confirm the required BOQ/measurement standard, level of pricing detail, cost-report format, submission frequency and the respective responsibilities of the LDC and Employer's Cost Consultant for quantity take-off, BOQ preparation, cost study, validation and local market benchmarking.	Cost report shall be provided at the end of each stage as per international standards.
61	Please confirm the governing project area and room schedule. The indicative GFA and certain room/area values differ between the RFP and concept/interior-design packages; please identify which schedule shall be used as the contractual design basis.	Please review the autocad drawings.
62	The RFP allows structural analysis/design using ETABS, SAP2000, SAFE or equivalent while also referring to LIRA for permit submission. Please confirm whether a separate LIRA model is required in addition to the primary analysis/design model and, if required, whether its purpose is verification, full parallel design verification or authority/permit submission.	Please discuss with local AOR.
63	Please clarify whether excavation support, temporary shoring, underpinning, temporary works and construction-stage stability design are included in the Structural Consultant's base design scope, or are to be designed by the Contractor/specialist temporary-works designer and reviewed by the Consultant.	Geotechnical engineer will be appointed by Client.
64	Please confirm that the proposed Structural BIM workflow is acceptable: reinforced-concrete geometry/formwork modelled and coordinated in Revit; reinforcement drawings/detailing issued as coordinated 2D drawings; structural steel developed/detailed in Tekla and exchanged into the federated BIM environment through IFC; fabrication-level steel modelling and connection detailing remaining in Tekla rather than being recreated as native Revit elements.	Confirmed.
65	Please confirm that Stage 4 represents the final coordinated Structural IFC package. For structural steel, please confirm that fabrication/shop drawings and production documentation remain the responsibility of the appointed steel fabricator based on the Structural Consultant's final design, subject to Consultant review/approval.	Confirmed.
66	Please confirm the governing acoustic standards and Employer/Operator performance criteria for building noise control, sound insulation and room acoustics. Please also confirm whether the Main Auditorium is expected to support both amplified and natural-acoustic performances so that variable-acoustic measures may be developed as part of the design solution where justified.	Confirmed.
67	Please confirm whether the permanent sound and professional stage-lighting systems are expected to support the full approved event programme without temporary/rental equipment, or whether the design objective is to support standard events with provision for rental expansion for major/specialised productions. Please provide any reference productions or touring technical requirements available.	Please follow the standar listing in RFP.
68	Please confirm the required BIM deliverables, model format and LOD for Vertical Transportation at each stage, including whether IFC/RFA manufacturer models are acceptable and whether detailed shaft, pit and machine-room plans/sections may be issued in coordinated DWG format where appropriate.	Confirmed.
69	Please confirm whether the Landscape Consultant's scope is limited to the project redline boundary or extends to adjacent public-realm/sidewalk interfaces. Please also confirm whether multi-level green roofs, outdoor terraces and indoor planting/planters are included in the Landscape scope.	Up tp 3,000 m2.

 CLARIFICATION QUESTIONS & ANSWERS FOR HEYDAR ALIYEV CULTURAL CENTER TBILISI		
Date: 14/10/2025		Form No: Q&A-04
NO	QUESTIONS	ANSWERS
70	The final design stage, Stage 4, is defined at LOD 350. In this context, please clarify whether hanger and support design/modeling is required for the MEP systems and what scope and level of detail are expected for these works.	LOD 300
71	Will the LDC also be responsible for the design and local approval processes of the MEP infrastructure? confirm if it is considered as a separate Clients' Infrastructure Consultant planned to be appointed for this scope.	LDC Responsibility.
72	Section 9.4 and 9.5 contain the number of project references required and a different number is mentioned in the following brackets, please can you confirm the number of references required for the AV & Stage systems and Theatre consultants.	All specialist consultants involved in the Theatre scope shall have demonstrable experience in delivering at least 3-5 completed projects relevant to their respective areas of expertise.
73	The scope of works for Audio Visual (AV) & Professional Stage Systems and Theatre Consultancy both contain elements of stage machinery systems and technical room layouts, what difference did you envisage between the two scope of works?	As LDC, we expect you to cover the entire theater and AV-related scope. Please note that the RFP clearly states that any items required to complete the scope, even if not explicitly listed in the RFP, shall remain the responsibility of LDC.
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