REQUEST FOR EXPRESSIONS OF INTEREST

Consulting Services – firms selection

Russian Federation
Small Historic Cities Development Project Phase II
Loan No. 20RU01

Assignment Title:
Development of Scientific Design Documents, Design Documents (Design Stage Level) and Technical Part of Bidding Documents for the Subproject: Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast)

Reference No: GA(d)

Date: January 12, 2022

The Russian Federation has received financing from the New Development Bank (NDB) toward the cost of the Small Historic Cities Development Project Phase II. Saint Petersburg Foundation for Investment projects (FISP), acting on behalf of the Ministry of Culture of the Russian Federation, intends to apply a portion of the proceeds of this Loan to eligible payments for the consulting services mentioned above.

The consulting services (hereinafter "the Services") include:

- conducting all necessary surveys, explorations and other preliminary tasks required for preparation of the Design documents, including section on restoration;
- preparation of the Design documents and obtaining their approval under the applicable law of the Russian Federation;
- preparation of technical part of bidding documents to the extent necessary and sufficient for selection of a Contractor under Sub-Project for Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast) (hereinafter "Sub-Project"), complying with the requirements and guidelines set out in the latest editions of the International Bank for Reconstruction and Development (IBRD) standard documents and in the NDB's Procurement Policy (2018 version and subsequent amendments thereto, i. e. 2020 V1).

The Sub-Project contemplates restoration and reconstruction of cultural heritage sites, and their adaptation for cultural institutions' needs, as well as historic environment regeneration activities, landscaping and local improvements in the city center aiming to increase the culture and tourism potential of the historic city.

Services shall be provided within a period of 24 months after commencement of the Services.

Saint Petersburg Foundation for Investment projects (FISP) acting on behalf of the Ministry of Culture of the Russian Federation now invites eligible consultants (legal entities) from the NDB member-countries to indicate their interest in providing the Services. Interested

Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

The shortlisting criteria are:

1. Experience in fulfilling assignments similar to those specified in the TOR in the capacity of the General Designer during the past five years, including:
   1.1. At least two contracts containing an assignment for development of design documents for conservation of cultural heritage sites (restoration, renovation and reconstruction); one such contract shall be confirmed as completed and one contract may be under implementation.
   1.2. Contracts containing an assignment for development of design documents for landscaping, linear structures and provision of utilities; all such contracts may be under implementation.

   The validity of the above experience may be confirmed either with separate contracts or as part of a single contract.
2. Availability of staff with appropriate qualification and skills to be proposed for the assignment.

Consultants may associate in the form of a joint venture (JV) with no more than two (2) partners having experience in participation in design preparation, or with subconsultants, in order to enhance their qualifications.

A Consultant submitting an expression of interest as a JV shall submit a copy of the JV agreement as well. The expression of interest in such case shall contain information on the required experience of each JV partner.

A consultant shall be selected in accordance with the Quality- and Cost-Based Selection (QCBS) procedures similar to those of the World Bank, adjusted to the NDB's Procurement Policy requirements.

Consultants may obtain further information from FISP (address below) on working days from 10.00 to 17.00 hours. Draft Terms of Reference for the assignment can be downloaded upon registration at the FISP website at the following link: http://www.fisp.spb.ru/projects/istoricheskie-proekty-2/provedenie-konkursov/tekushchie-konkursy/

Expressions of interest in any format shall be signed by an authorized officer of a Consultant and delivered to the address below not later than January 31, 2022.

FISP reserves the right not to consider Expressions of Interest received later than January 31, 2022.

Saint Petersburg Foundation for Investment Projects (FISP)
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Copy to the addresses: fedorov@fisp.spb.ru, groza@fisp.spb.ru

TERMS OF RERERENCE

for development of scientific and design documents (design stage level) and technical part of bidding documents for the Subproject:
Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment

(Galich, Kostroma Oblast)

SMALL HISTORIC CITIES DEVEOPMENT PROJECT PHASE II

2022

1. PROJECT BACKGROUND

On June 1, 2021, the Russian Federation and the New Development Bank (the NDB) signed Loan Agreement No. 20RU01 for the Small Historic Cities Development Project Phase II (the Project).

On the Russian side, Project implementation is supervised by the Ministry of Culture of the Russian Federation which acts as the Executing Entity. The Saint Petersburg Foundation for Investment Projects (FISP) acting pursuant to Agency Agreement No. 01-01-06/17-354 between the Ministry of Finance of the Russian Federation (MoF), Ministry of Culture of the Russian Federation (MoC), and FISP, dated September 30, 2021, has been approved as the Implementation Agency.

The purpose of the Project is to increase the tourism potential for socio-economic growth and sustainable urban development of the small historic cities (Participating Cities) with a focus on preservation and development of cultural heritage and comprehensive development of parts of small cities' territory and infrastructure.

There are eight Participating Cities in the Project.

Component 1: Establishment of Historic Settlement Culture Centers Based on Selected Urban Fragments in Historic City Centers:

- Azov (Rostov Oblast)
- Belyov (Tula Oblast)
- Yelets (Lipetsk Oblast)
- Kasimov (Ryazan Oblast)
- Zaraysk (Moscow Oblast)
- Shuya (Ivanovo Oblast)

Component 2: Urban Infrastructure and Ecological Improvement to Increase the Attractiveness of Historic Settlements for Visitors and Local Population:

- Kineshma (Ivanovo Oblast)
- Galich (Kostroma Oblast)

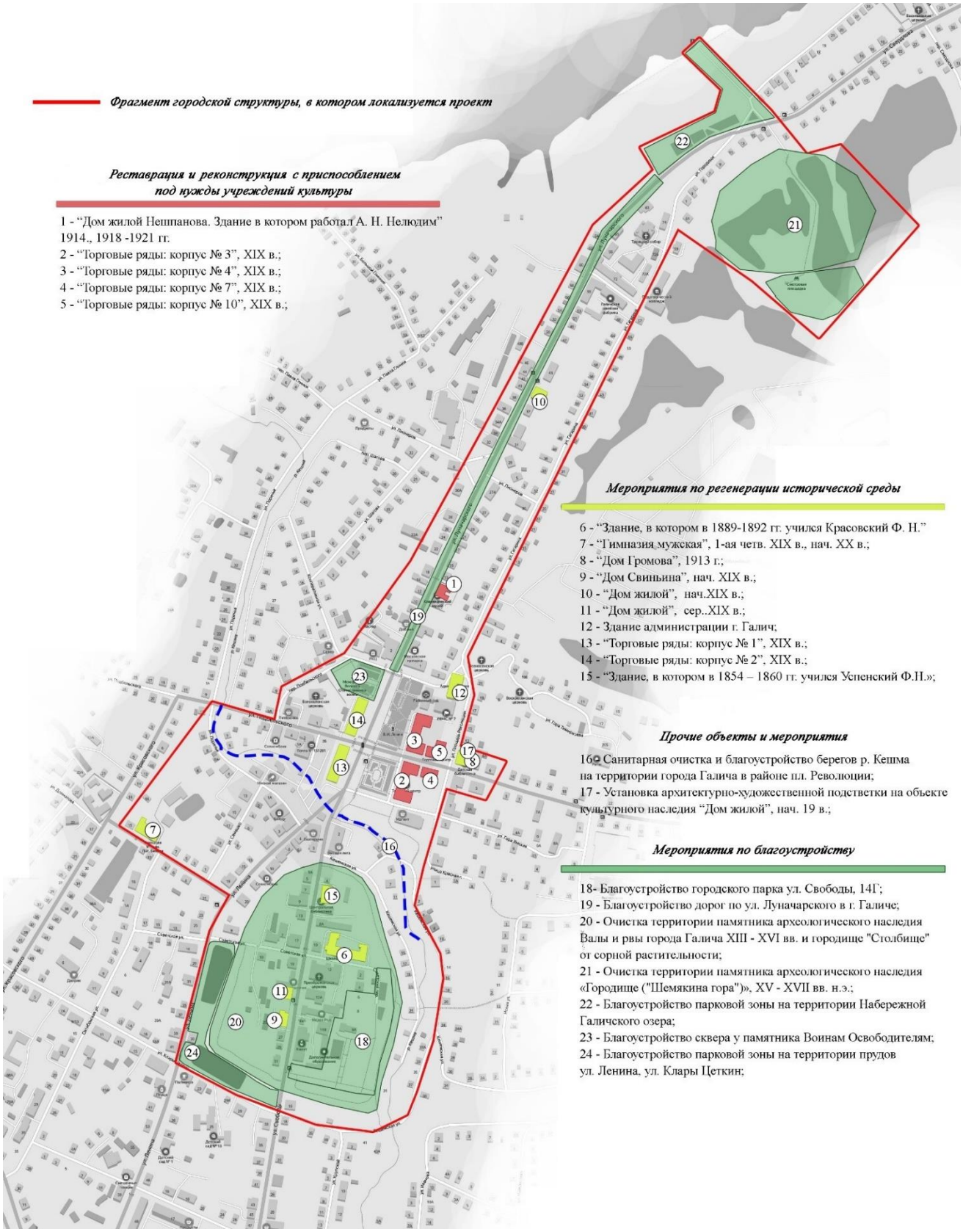
The Project shall be implemented using the NDB Loan, with counterpart funding from the Russian Federation. In addition, the Project is to be co-financed from the budgets of the participating Russian regions, local budgets and private sources.

Subprojects to be financed under the Project were selected on a competitive basis. The proposals were submitted by administrations of the regions participating in the Project. The final selection of proposals for subprojects and their approval for funding is made by the Interministerial Commission for the implementation of the Project "Integrated Territory and Infrastructure Development of Small Historic Cities, Phase II" under the Russian Ministry of Culture (the IMC).

Following a competitive selection process, 8 subprojects were selected, including a subproject proposed by the Kostroma Oblast Government entitled **Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast)** (the Subproject). Within the framework of these Terms of Reference, the Subproject includes the following sections:

- restoration and reconstruction of cultural heritage sites with their adaptation for cultural institutions' needs;
- historic environment regeneration;
- other components and activities;
- landscaping and local improvements.

Location of Sites within the Urban Fragment



Restoration, reconstruction and construction for cultural institutions' needs: 1. Neshpanov House. 2. Market Rows, building 3. 3. Market Rows, building 4. 4. Market Rows, building 7. 5. Market Rows, building 10.
Historical environment regeneration: 6. Building where Krasovsky studied in 1889-1892. 7. Men's Gymnasium. 8. Gromov's House. 9. Svinyin's House. 10. Residential building, early 19th c. 11. Residential building, mid-19th c. 12. Galich Administration building. 13. Market Rows, building 1. 14. Market Rows, building 2 15. Building where Uspensky studied in 1854–1860

Other facilities and activities: 16. Sanitary cleaning and improvement of the Keshma River banks. 17. Architectural lighting of the residential building, 19th c.
Landscape enhancement: 18. Landscaping of the city park. 19. Improvement of roads Lunacharskogo Ul. 20. Removal of weed vegetation from Galich Ramparts and Moats, 13-16th c., and Stolbische settlement. 21. Cleaning the territory of the Gorodische (Shemyakina Hill). 22. Improvement of the park area on the shore of the Galich Lake. 23. Improvement of the garden near the Warriors Liberators Monument. 24. Improvement of the park area near the ponds in Lenina Ul. and Klary Tsetkin Ul.

I. RESTORATION AND RECONSTRUCTION OF CULTURAL HERITAGE SITES WITH THEIR ADAPTATION FOR CULTURAL INSTITUTIONS' NEEDS

1. The Neshpanov House where the poet Alexey Nelyudim worked, 1914, 1918–1921 (Site 1) Address: Kostroma Oblast, Galich, Lunacharskogo Ul. 11

1.1. Historic and Cultural Background

According to Galich local historians, the house was built at the beginning of the twentieth century and belonged to the mayor, the merchant I. M. Neshpanov. Originally it was a rectangular building with a passage to the backyard. Presumably, in 1914 an extension was added to the main building, and later, during the Soviet period, the east wing was extended. The building as a whole, with its extensions, stretches into the backyard. The building has retained its historic territory.

The brick two-storeyed house with a mezzanine is situated in the northern part of the old Galich, on the eastern side of the former Proboynaya Ulitsa, surrounded by historical buildings. The big building with an expressive silhouette and rich façade ornaments in the eclecticism style is of great artistic value and it is an important element of the street panorama, an example of the early 20th century mansion typical for Galich. The main façade is accentuated by a robusty protruding rectangular bay window in the middle part of the second floor. The most expressive element of the facade is a mezzanine with a three-part opening (in the middle there is a door to the balcony, with windows on the sides) and a gabled attic.

In 1917 the mezzanine of the building housed the editorial office of the Izvestia district newspaper, whose editor in 1918–1921 was the Soviet poet Alexey Solovyov-Nelyudim (1888–1931).

1.2. Photo of the Site

1.3. Information on Current Physical Condition and Functional Use

Current Use

Currently the building houses the Galich Local History Museum.

Physical Condition

Foundations were not inspected.

The paving strip is partially missing, it requires reconstruction.

The red-brick basement is in unsatisfactory condition.

The red-brick exterior walls have damaged elements, masonry is weakened; the condition is unsatisfactory.

The internal structures are mainly in satisfactory condition.

The ceilings are flat, wooden.

Floors: various types of flooring, in some halls the ornamented parquet of fine wood is preserved. Wooden boards are sagging in some rooms of the first floor, they need inspection and repair.

Walls: load-bearing interior walls are made of brick; partitions are boarded, in unsatisfactory condition.

Roof: the rafter system with traces of rot and moisture, unsatisfactory condition.

Utilities: inspection is required.

The overall technical condition of the site is unsatisfactory, the percentage of structural deterioration is up to 80%. There is no previously developed design documentation.

2. Building 3 of the Market Rows, a 19th century cultural heritage site of federal significance (Site 2)

Address: Kostroma Oblast, Galich

2.1. Historic and Cultural Background

The central square of Galich is the compositional core of the planning and spatial structure of the city. The architectural image of the square, with the exceptional integrity of the Empire ensemble of commercial buildings that occupy the central space, is characterized by the diversity of buildings along the square perimeter. The complex of classicist buildings on the Market Square was completed with the construction of the Merchant Yard ("shopping arcade") ensemble, with stores in the upper and lower floors. Both groups of market arcades were built strictly symmetrically, with the axis of symmetry coinciding with the main transverse axis of the square and the whole town.

The first design of the four L-shaped buildings, standing along the perimeter of a rectangular courtyard in the eastern part of the square, was approved by the civil governor of Kostroma, N. I. Kochetov, in 1806. However, the construction began only in 1820 and with another design, developed by the provincial architect N. I. Metlin, based on the model of the Vegetable (Tobacco) Rows in Kostroma (architect V. P. Stasov). The design included construction of two rectangular arcades, each consisting of four identical L-shaped buildings with passages between them leading to a square courtyard. The construction was largely completed in 1823, but only three buildings in each group were realized and the two eastern buildings were left unfinished. The relief of the area was not taken into consideration by the design (difference in height was more than 2,5 m along the 60-meter side of the square). A new architect of the province, P. I. Fursov was sent to Galich, who obviously made the necessary changes. There was no public money for the construction of the arcade, so in 1821 merchants and burghers of Galich were given the opportunity to build shops using their own funds. According to the governor's decree of 1826, the shops of the ironware row were to be placed in a "recess" (the sections of the arcade that were left undeveloped). The design of two buildings (Lower Market Rows) by P. I. Fursov was approved at the end of 1826 and implemented in 1828–1830. Later, behind the stone buildings there appeared a row of wooden stalls and barns. The remaining area along the perimeter of the square was built up no later than the middle of the 19th century.

During the restoration of the complex in the 1970s (architect V. S. Shaposhnikov), two unfinished buildings of the Upper Market Rows were completed according to the original plan.

Building 3 is located in the upper part of the square, at the foot of Poklonnaya Hill. It is a brick two-storey building with a basement; the facades are plastered and whitewashed; the building is U-shaped in plan with an arched driveway in the center. It stretches along the front of the square along the south-north axis. There are seven stalls in each of the two wings. There are staircases leading to the gallery from the square. The building is decorated in the style of the provincially interpreted classicism.

2.2 Photo of the Site

2.3. Information on Current Physical Condition and Functional Use

Current Use

Currently, the premises are occupied by retail stores, offices, and exhibition organizations.

Physical Condition

Technical condition of the building: foundations — limited serviceable, no waterproofing; walls — serviceable (unsatisfactory in places); attic ceilings above the rooms — limited serviceable; attic ceiling above the gallery — unsatisfactory (emergency condition in places); trussing structures — serviceable; roofing — unsatisfactory. Total structural deterioration of the building reaches 50%.

3. Building 4 of the Market Rows, a 19th century cultural heritage site of federal significance (Site 3)

Address: Kostroma Oblast, Galich

3.1. Historic and Cultural Background

See the historic and cultural background for Site 2. Sites 2–5 form the unified ensemble of the Market Rows.

3.2 Photo of the Site

3.3. Information on Current Physical Condition and Functional Use

Current Use

Currently, the premises are occupied by retail stores, offices, and exhibition organizations.

Physical Condition

Technical condition of the building: foundations — limited serviceable, no waterproofing; walls — limited serviceable (unsatisfactory in places); attic ceilings above the rooms — unsatisfactory (emergency condition in places); attic ceiling above the gallery — unsatisfactory (emergency condition in places); trussing structures — unsatisfactory; roofing — unsatisfactory. Total structural deterioration of the building reaches 50%.

4. Building 7 of the Market Rows, a 19th century cultural heritage site of federal significance (Site 4)

Address: Kostroma Oblast, Galich

4.1 Historic and Cultural Background

See the historic and cultural background for Site 2. Sites 2–5 form the unified ensemble of the Market Rows.

4.2 Photo of Site 4

4.3. Information on Current Physical Condition and Functional Use

Current Use

Currently, the premises are occupied by retail stores, offices, and exhibition organizations.

Physical Condition

Technical condition of the building: foundations — limited serviceable, no waterproofing; walls — limited serviceable (unsatisfactory in places); attic ceilings above the rooms — unsatisfactory (emergency condition in places); attic ceiling above the gallery — unsatisfactory (emergency condition in places); trussing structures — limited serviceable; roofing — unsatisfactory. Total structural deterioration of the building reaches 50%.

5. Building 10 of the Market Rows, a 19th century cultural heritage site of federal significance (Site 5)

Address: Kostroma Oblast, Galich

5.1. Historic and Cultural Background

See the historic and cultural background for Site 2. Sites 2–5 form the unified ensemble of the Market Rows.

5.2. Photo of the Site

5.3. Information on Current Physical Condition and Functional Use

Current Use

Currently, the premises are occupied by retail stores, offices, and exhibition organizations.

Physical Condition

Technical condition of the building: foundations — limited serviceable, no waterproofing; walls — limited serviceable (unsatisfactory in places); attic ceilings above the rooms — unsatisfactory (emergency condition in places); attic ceiling above the gallery — unsatisfactory (emergency condition

in places); trussing structures — limited serviceable; roofing — unsatisfactory. Total structural deterioration of the building reaches 50%.

II. HISTORIC ENVIRONMENT REGENERATION

Transformation of the historic urban development complex by restoring its missing parts, refining the planning and spatial structure, providing for its compositional integrity and functional activity.

Site No	Site	Photo
6	The building where the astronomer F. Krasovsky studied in 1889–1892 Address: Kostroma Oblast, Galich, Sovetskaya Ul. 1	
7	Men's Gymnasium where the physicist academician Konstantinov studied in 1921–1924, built in the first quarter of the 19th century Address: Kostroma Oblast, Galich, Dolmatova Ul. 13	
8	Gromov’s House, built in 1813 Address: Kostroma Oblast, Galich, Ledneva Ul. 2	
9	Svinyin’s House, built at the beginning of the 19th century Address: Kostroma Oblast, Galich, Svobody Ul. 25	
10	Residential Building, beginning of the 20th century Address: Kostroma Oblast, Galich, Lunacharskogo Ul. 39	

11	Residential Building, mid-19th century Address: Kostroma Oblast, Galich, Svobody Ul. 23	
12	The Building of the Administrations of the city of Galich and Galich municipal district of the Kostroma Oblast Address: Kostroma Oblast, Galich, Revolyutsii Pl. 23a	
13	Market Rows, Building 1, 19th century Address: Kostroma Oblast, Galich	
14	Market Rows, Building 2, 19th century Address: Kostroma Oblast, Galich	
15	The building where the academician F. I. Uspensky studied in 1854–1860 Address: Kostroma Oblast, Galich, Svobody Ul. 6	

III. OTHER FACILITIES AND ACTIVITIES

Site No	Site	Photo
16	Installation of architectural and artistic lighting on Gromov's House cultural heritage site, built in 1813 Address: Kostroma Oblast, Galich, Ledneva Ul. 2	
17	Sanitary cleaning and improvement of the banks of the Keshma River Address: Kostroma Oblast, Galich, near Revolyutsii Pl.	

IV. LANDSCAPE ENHANCEMENT

Site No	Site	Photo
18	Improvement of the city park Address: Kostroma Oblast, Galich, Svobody Ul. 14r	
19	Improvement of roads on Lunacharskogo Ul. in Galich	
20	Removing weed vegetation from the territory of the federal significance ensemble Ramparts and Moats of the City of Galich of the 13th–16th centuries and the Stolbishche Settlement (area: 2.85 hectares) Address: Kostroma Oblast, Galich, Balchug Hill, Svobody Ul.	
21	Cleaning the territory of the Gorodische (Shemyakina Hill), monument of federal significance, 15th–17th c. Address: Kostroma Oblast, Galich, Balchug Hill	

22	Improvement of the park area on the shore of the Galich Lake	
23	Improvement of the garden near the Warriors Liberators Monument	
24	Improvement of the park area near the ponds in Lenina Ul. and Klary Tsetkin Ul.	

2. ASSIGNMENT OBJECTIVE

The purpose of the assignment is to develop scientific and design documentation, design documents (Design Stage Level) and the technical part of the bidding documents within the subproject: Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast). It is panned to carry out repair and restoration works, adaptation of buildings for cultural purposes, implementation of landscaping and improvement works. The Sites included in the subproject are interconnected and they will provide for increased availability of cultural services, improvement of quality and comfort of the urban environment, and creation of new advanced recreational areas for residents and guests of the city of different ages. Implementation of the subproject as a whole will increase the attractiveness of the city both for tourists and the local population.

3. SCOPE AND TIMELINE

In order to achieve the above objective, the Consultant shall provide design services in the following areas:

- development of scientific design documents and design documents (design stage level) in accordance with the information and requirements described in this Section and Annex 2 to the Terms of Reference (ToR);
- development of the technical part of the bidding documents in compliance with the provided below list of documents. The technical part of the bidding documents shall include the following documents prepared in the format approved by the Client:
  - a general explanatory note;

- the Environmental and Social Management Plan (ESMP)
- detailed Bills of Quantities (BOQ); and
- a set of drawings.

The services shall be provided within 24 months after the Contract signing date.

The sequence and duration of the service provision phases are described in Annex 1 to this ToR and in Section 5 of this ToR.

4. CLIENT'S INVOLVEMENT

The assignment shall be implemented by the Consultant in close cooperation with FISP, Kostroma Oblast government, local authorities of the Galich Municipality, and users of the sites where the Subproject will be implemented.

5. REPORTING AND RESULT DELIVERY FORMAT

5.1. General Provisions

A Completion Report on the respective assignment Phase/Sub-phase shall be submitted within one week after completion of activities under the Phase/Sub-phase.

Unless agreed otherwise, both the report and the resulting documents attached thereto shall be submitted to the Client in one hard copy in Russian, one hard copy in English as well as electronically in both languages. Textual materials shall be submitted in MS Word, tables in MS Excel and graphics in AutoCAD (version 2004 or later) in .dwg and .pdf formats with figure captions in Russian and English.

The Client shall review the submitted Report within 30 calendar days after its submission and, thereafter, notify the Consultant in writing about the results of the review.

If the Client has any comments on the Report, it shall describe it in the notification and set a new deadline by which the Consultant shall submit the Report finalized with due regards for the comments.

If the Client does not make any comments on the Report within 30 calendar days, the Report shall be deemed accepted.

Within 5 working days after the acceptance of the Report, the Consultant shall submit to the Client a Service Acceptance Certificate in 2 copies and an invoice for the services in 2 copies (according to the payment schedule), to be reviewed and signed by the Client.

At the Client's request, the Consultant shall also make necessary clarifications on the design and technical part of the bidding documents, attend the pre-bid conference and participate in preparing answers to the bidders' questions on the documents.

5.2. Special Provisions

Phase 1: Conducting Surveys and Studies for Cultural Heritage Sites (CHS) shall be carried out pursuant to GOST R 55567-2013: Procedures for Organizing and Conducting Engineering Studies on Cultural Heritage Sites. Monuments of History and Culture, General Requirements (including Amendment No. 1); and for sites other than CHS, it shall be carried out in compliance with the legislation in effect as of the design process.

Phase 2: Development of Scientific Design Documents and Design Documents (Design Stage Level) consists of three Sub-phases, each of which requires a separate Completion report:

- **Completion Report for Sub-phase 2.1:** Development of and Obtaining Clearances for Critical Design Solutions.

- **Completion Report for Sub-phase 2.2:** Development of Scientific Design Documents and Going through the State Historic and Cultural Review (SHCR) (if necessary).

The Report shall include a SHCR Certificate confirming completion of the review and obtaining a positive opinion of the review authority.

- **Completion Report for Sub-phase 2.3:** Development of Design Documents (Design Stage Level).

The documents included into the Report shall be prepared and executed as established by RF Government Resolution No. 87 of February 16, 2008 (on Composition of Design Document Sections and Requirements to Their Contents) and this ToR.

Phase 3: Clearance and Approval of Scientific Design Documents and Design Documents (Design Stage Level).

In addition to the approved and cleared scientific design documents and design documents (Design Stage Level), the Completion Report shall include positive opinions of the review authorities on the design documents and cost estimates (if the reviews are needed), as well as all necessary approval/clearance documents required by the Russian laws.

Both the Report and the documents attached thereto shall be submitted to the Client in 4 hard copies in Russian, 1 hard copy in English as well as electronically in both languages. Textual materials shall be submitted in MS Word, tables in MS Excel and graphics in AutoCAD (version 2004 or later) in dwg. and pdf. formats with figure captions in Russian and English.

Phase 4: Development of the Technical Part of the Bidding Documents.

The Completion Report for Phase 4 shall include technical part of the bidding documents prepared as required by this ToR and with a level of detail sufficient to hold a competitive selection of the Subproject contractor.

6. INSTITUTIONAL ARRANGEMENTS

Entities involved in Project implementation:

- The Public Client: the Ministry of Culture of the Russian Federation.

As a member of the IMC, the Ministry participates in overall guidance and strategic supervision of Project preparation and implementation. It provides for day-to-day guidance and management of Project preparation and implementation; and reviews and approves the results of strategic and technical studies under the Project.

- The Client: the Saint Petersburg Foundation for Investment Projects (FISP).

Pursuant to the Loan Agreement and authority delegated to it under the Agency Agreement between the MoF, MoC and FISP, the latter performs some functions of the Public Client in respect of Project implementation. It organizes and coordinates Project implementation activities; performs day-to-day activities relating to preparation of necessary documents, procurement, financial reporting, monitoring and accounting; and signs respective contracts as directed by the MoC.

- (Potential) users:

- Kostroma State Historical, Cultural and Art Museum-Reserve (Site 1),
- Regional state-funded institution “Naslediye” (Sites 2–5, 13 and 14),
- The Krasovsky Secondary School No. 4 of the city of Galich (Site 6),
- The Belov Gymnasium No. 1 of the city of Galich (Site 7),
- Municipal Educational Institution for Children and Youth “Galich House of Children and Youth”, Municipal Cultural Institution “Children's Library named after Y. Akim” (Sites 8, 16),
- Specialized Kindergarten No. 7 of the town of Galich (Site 9),
- Third Category Municipal Kindergarten No. 6 (Site 10),

- Municipal Children's Music School (Site 11),
- Municipality of Galich (Sites 12, 17, 18–24),
- Municipality of Galich Municipal District (Site 15).

The Consultant shall be selected using the QCBS procedures pursuant to the World Bank's Procurement Guidelines and the procurement principles outlined in the NDB's Procurement Policy (dated 2018 with subsequent amendments thereto, i. e. 2020 V1).

The Consultant shall closely cooperate with the Ivanovo Oblast government, the city of Yelets municipality, cultural institutions/CHS users, FISP, and other executive authorities and entities participating in Project implementation.

Representatives of the Consultant will participate in various Project-related meetings, as needed.

7. REQUIREMENTS TO QUALIFICATIONS OF THE CONSULTANT AND ITS KEY PERSONNEL

7.1. General Requirements to the Consultant

If the Contract is awarded to the Consultant, it shall submit to the Client: (i) a copy of the Russian license for works at cultural heritage sites certified by the Consultant, and (ii) the original of the extract from the register of members of the respective Russian self-regulatory organization (SRO) or a copy of the extract certified by the SRO.

Submission of these documents is mandatory for the conclusion of the Contract, but not for participation in the tender for the right to conclude it.

Requirements to the Consultant's Personnel (Experts) Working on Sites 1–15:

The Consultant shall have qualified staff, including experts with higher professional education and, preferably, work experience in the following areas:

- development and implementation of complex projects focusing on reconstruction and rehabilitation of buildings/structures and restoration of cultural heritage sites;
- preparation of technical part of the bidding documents as required by the international financial institutions.

It is preferable for the experts to have work experience in the Participating Regions and, in particular: knowledge of the regional culture, administrative system and functioning of the public and local authorities; and work experience with executive authorities and, preferably, with international financial institutions. The qualifications and competence of the key experts for this task should not be lower than:

Position	Required Qualifications
Team Leader / Chief Project Architect (CPA)	At least 10 years of experience in practical design work and at least 5 years of experience as a leader of a combined team of designers.
Chief Project Engineer (CPE)	At least 5 years of experience in design and construction of buildings/structures, including design and implementation of cultural heritage site restoration projects.
Restoration Architect (RA)	At least 5 years of experience in CHS preservation/restoration, including development of scientific design documents for restoration works.
Design Engineer (DE)	At least 5 years of experience as a design engineer specializing in the design of buildings/structures. Experience in design and implementation of CHS preservation/restoration projects.

Requirements to the Consultant's Personnel (Experts) Working on Sites 16–24:

The Consultant shall have qualified staff, including experts with higher professional education and, preferably, work experience in the following areas:

- preparation of spatial and landscape planning documents;

- preparation of design/reconstruction/rehabilitation of external utilities documents;
- preparation of technical part of bidding documents for competitive selection as required by the international financial institutions.

It is preferable for the experts to have work experience in the Participating Regions and, in particular: knowledge of the Russian language, regional culture, administrative system and functioning of the public and local authorities; and work experience with executive authorities. The key experts appointed for the assignment shall have qualifications and competences not lower than:

Position	Required Qualifications
Team Leader / Chief Project Engineer (CPE)	At least 10 years of experience in practical design work and at least 5 years of experience as a leader of a combined team of designers.
Senior Land Plot Management Specialist (SLPMS)	At least 5 years of experience in preparation of land plot layouts and design of landscape enhancement and local improvements.

7.2. Estimated Labor Inputs of the Key Experts

As estimated by the Client, labor inputs required for the assignment are as follows:

(i) For the key experts — 1350 person-days, including:

For the key experts working on Sites 1–15:

- Team Leader/CPA — 270 person-days,
- CPE — 205 person-days,
- RA — 205 person-days,
- DE — 160 person-days.

For the key experts working on Sites 16–24:

- Team Leader/CPE — 255 person-days,
- SLPMS — 255 person-days.

(ii) Total labor inputs by the entire team — 5100 person-days.

Note:

The Consultant's proposal shall include CVs of all key experts signed by them.

The list of the key experts given in the table above is a minimum required for the assignment and each Consultant should include these experts in their proposal.

Consultants may propose an extended list of experts and use a creative approach to describing the assignment implementation methodology.

8. ADDITIONAL REQUIREMENTS

Development of scientific design documents and clearance of the design solutions includes:

- consultations with public authorities that issue clearances for scientific design documents and design documents (design stage level);
- obtaining a permit for CHS preservation works from the federal or regional heritage protection authority;
- obtaining an assignment for CHS preservation works issued by the federal or regional heritage protection authority;
- if necessary, payment of costs related to obtaining clearances and opinions required by the Russian laws, including costs related to the state historical and cultural review of the design documents;

- during the document development process, submission of architectural, planning, technological and engineering solutions, including specifications of utility and technological equipment, preliminarily approved by the users of the sites to be restored/reconstructed, for a preliminary review and clearance by the Client;
- obtaining the Client's preliminary clearance for the design documents (design stage level);
- direct participation, together with the Client, and providing a supporting rationale for the proposed design solutions (project engineering support) during the review of the resulting scientific design documents and design documents (design stage level) by the public regulators, institutions, agencies and review authorities.

All works required to develop scientific design documents are included in the scope and cost of developing design documents (design stage level), including activities such as:

- performing additional measurements;
- preparing a list of defects for implementation of restoration works;
- carrying out a land survey within the project boundaries;
- conducting engineering, hydrogeological and structural surveys (if necessary);
- conducting archaeological studies (if necessary);
- conducting an environmental study; and
- carrying out other necessary works pursuant to the Russian laws.

Annex 1

to the Terms of Reference for
Development of Scientific Design Documents,
Design Documents (Design Stage Level)
and Technical Part of Bidding Documents

Design Works: Timeline

Table 1

No.	Activity	Months as from commencement of Service provision														
		1	2	3-5	6	7	8-11	12-17	18	19	20	21	22	23	24	
1	**Phase 1: Implementation of surveys and studies**						◆ **Report for Phase 1**									
2	**Phase 2: Development of scientific design documents and design documents (design stage level)**															
3	Sub-phase 2.1: Development and obtaining clearances for critical design solutions						◆ **Report for Sub-phase 2.1**									
4	Sub-phase 2.2: Development of scientific design documents and going through the SHCR (if necessary)							◆ **Report for Sub-phase 2.2**								
5	Sub-phase 2.3: Development of design documents (design stage level)									◆ **Report for Sub-phase 2.3**						
6	**Phase 3: Clearance and approval of scientific design documents and design documents (design stage level)**												◆ **Report for Phase 3**			
7	**Phase 4: Development of the technical part of the bidding documents**														◆ **Report for Phase 4**	

Annex 2

to the Terms of Reference for
Development of Scientific Design Documents,
Design Documents (Design Stage Level)
and Technical Part of Bidding Documents

DESIGN ASSIGNMENT

SMALL HISTORIC CITIES DEVELOPMENT PROJECT PHASE II

ESTABLISHING A TOURISM CLUSTER "GALICH HISTORIC CITY CENTER" INTEGRATED INTO THE HISTORICAL AND URBAN ENVIRONMENT

(Galich, Kostroma Oblast)

1. DESIGN ASSIGNMENT FOR SITES 1–5

Item	Description	Requirements
1	Design rationale	Contract GA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast)
2	Site and land plot characteristics	*Site names shall be updated when the title documents are obtained* ***Site 1. The Neshpanov House where the poet Alexey Nelyudim worked*** ***Address: Kostroma Oblast, Galich, Lunacharskogo Ul. 11*** The building is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation; operational management: Kostroma Museum-Reserve), cadaster number 44:26:021701:76 Total area: 587.6 sq m Cultural heritage site of regional significance The land plot is regional property (permanent (unlimited) use: Kostroma Museum-Reserve) Land plot area: ≈1,430 ±13 sq m ***Site 2. Building 3 of the Market Rows, a 19th century cultural heritage site of federal significance*** ***Address: Kostroma Oblast, Galich*** The building is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation; operational management: Regional state-funded institution "Naslediye"), cadaster number: 44:26:050101:19 Total area: 1662,8 sq m Cultural heritage site of federal significance. The land plot is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation) Land plot area: ≈3,164 sq m (all Market Rows) ***Site 3. Building 4 of the Market Rows, a 19th century cultural heritage site of federal significance*** ***Address: Kostroma Oblast, Galich*** The building is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation; operational management: Regional state-funded institution "Naslediye"), cadaster number: 44:26:021501:76 Total area: 1,314.3 sq m Cultural heritage site of federal significance. The land plot is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation) Land plot area: ≈3,164 sq m (all Market Rows) ***Site 4. Building 7 of the Market Rows, a 19th century cultural heritage site of federal significance***

		Address: Kostroma Oblast, Galich The building is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation; operational management: Regional state-funded institution "Naslediye") Total area: 452 sq m Cultural heritage site of federal significance. The land plot is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation) Land plot area: ≈3,164 sq m (all Market Rows) ***Site 5. Building 10 of the Market Rows, a 19th century cultural heritage site of federal significance*** ***Address: Kostroma Oblast, Galich*** The building is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation; operational management: Regional state-funded institution "Naslediye") Total area: 361.4 sq m Cultural heritage site of federal significance. The land plot is regional property (rights holder: Kostroma Oblast, constituent entity of the Russian Federation) Land plot area: ≈3,164 sq m (all Market Rows)
3	General Designer	To be selected on a competitive basis.
4	Panning constraints	- Galich land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	CHS rehabilitation/restoration with their adaptation for contemporary use. Major repair/reconstruction.
6	Financial source	NDB Loan and federal budget.
7	Этапы проектирования	**Phase 1:** Implementation of surveys and studies. **Phase 2:** Development of scientific design documents and design documents (design stage level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going through the SHCR (if necessary). Sub-phase 2.3: Development of design documents (design stage level). **Phase 3:** Clearance and approval of scientific design documents and design documents (design stage level). **Phase 4:** Development of the technical part of the bidding documents.
8	Information on identification of construction phases and startup facilities and their composition	Not envisaged.
9	Requirements to alternatives and competitive development	Not required.
10	Site complexity category	To be determined on the basis of the design.

11	Requirements to development of Project-specific Technical Specifications (PSTS) and fire risk estimates	PSTS shall be developed and cleared as necessary. Estimates of fire risks and evacuation time shall be prepared and cleared as necessary.
12	Requirements to general layout of the land plot	When preparing the general layout of the land plot, it is necessary to take into account small architectural forms, decorative lighting elements, and access control equipment. The types of barriers shall be designed in detail. This volume shall include: a site grading plan; a cut and fill plan (there should be a separate cut and fill quantity sheet for outdoor utilities); a consolidated utilities layout specifying the type of trenches and sections for the drainage systems; a plan of local improvements with detailed sections for each type of activities and estimates of the pavement strength. Drainage system layouts shall be developed and the best possible solution selected. The design shall also include on-site traffic management schemes, access roads, road signs as well as internal navigation signs for future visitors.
13	Requirements to architectural and space planning solutions	The buildings shall be measured inside and outside before the design work can commence. The Consultant shall prepare a list of all lost elements, a dismantling quantity sheet, and a quantity sheet of rehabilitation works. The AS plans shall show the location of technological equipment. The Consultant shall also develop interior and color solutions. Spatial plans shall be developed on the basis of archived materials and restoration assignment. The Consultant shall develop a Bill of Quantities covering: window and door assemblies (to specify the type, material, complexity category); floors and ceilings (including re-creation/restoration of decorative elements); walls (including re-creation/restoration of decorative elements, internal walls and partitions). Prior to the development of design documentation measurements of buildings (interior / exterior) shall be taken.
14	Requirements to structural solutions	To design structural interventions to prevent a destructive effect on the surrounding built-up environment (if necessary). To design structural and technological interventions with a view to preserving the front façades. The need to strengthen the foundations shall be determined in the course of surveys and studies. The load bearing elements of the building frame shall follow the structural layout estimated in compliance with effective standards and regulations. Structural elements of the buildings shall be designed with due regard for the engineering/technological equipment load.
15	Requirements to technological solutions and equipment	During the design process, the Consultant shall prepare a list of technological solutions and equipment to allow the proposed functional use of the sites to be reconstructed and/or restored.
16	Requirements to utility connection solutions	When preparing the design documents together with the site user(s), the Consultant shall get required Technical Specifications (TS) that allow for: power supply (if necessary, it shall get TS for a power metering unit(s)); water supply/disposal, including stormwater runoff management; heating and gas supply (if necessary);

		communication networks (telephone and Internet), and a radio outlet with a civil defense/emergency warning signal (if necessary).
17	Power supply	The connection point shall meet the Technical Specifications. The design shall determine the power supply category. Voltage supplied to the internal power line shall be 230/380 V. Copper leads shall be used for power distribution inside the building and in switchgear. If necessary, the designer shall envisage separate switchboards for power users entitled to Category I Electricity Supply Reliability. The switchboards shall consist of an automatic transfer switch (ATS), an ATS distribution board, and, if necessary, an uninterruptible power source (UPS) and/or an alternative power source. The electrical service panel shall have automatic switches (if necessary, RCCB, DPR) on the lines that feed power sockets, lighting fixtures and technological equipment. Engineering equipment shall receive power from own switchboards. The outgoing lines shall have automatic combined release circuit breakers. The type of grounding for the supply and distribution (group) networks shall meet the existing regulations. The story-level switchboards shall be located in power niches or special premises (switchboard rooms). The designer shall envisage wiring ducts to lay electrical cables in inside the floors and walls. The floors shall accommodate wiring ducts to leading to ceiling-mounted lighting fixtures that shall have pull boxes at the end; if possible, the pull boxes shall be imbedded in the nearest walls or partitions (with due regard for heritage protection). To envisage power sockets in public areas to plug in cleaning equipment. Power metering units shall be installed at feeding points. They should be located in electrical meter boxes (EMB). If necessary, to envisage wiring for storage water heaters in places proposed for their installation. The electrical equipment design shall meet the Electrical Code (EC) and effective regulations of the Russian Federation.
18	Lighting	Lighting shall be designed pursuant to the existing regulations. System voltage: - 220 V for primary, emergency, standby and evacuation lighting. Estimate and make a 3D presentation of external and internal illumination intensity. The emergency and evacuation lighting power system shall be independent of the primary lighting power system as they shall be powered by different incoming line buses via separate cables. Lighting of the area within the site boundaries shall meet the effective regulations; the designer shall take into account the need to connect a video surveillance system. To design artistic lighting for exhibitions and displays. Lighting shall be designed and estimated taking into account that: - public zones and service spaces/rooms shall be equipped with energy saving LED lighting fixtures; - street lights shall have both manual and automatic control. Lightning protection shall be designed according to effective regulations.

19	Water supply	The connection point shall meet the Technical Specifications. There should be a water metering unit. The cold water meter (technical metering) shall be located in the inlet unit. If necessary, the designer shall envisage a water treatment system. The fire water supply system shall be taken into account. In case of a sub-standard operating pressure in the cold/hot water supply systems, a series of booster pumps shall be installed together with pressure regulators at inlets. If there is no access to the municipal hot water supply system, the design shall provide for hot water supply, from the heating system (to be taken into account in the individual heating point design). If it is impossible to heat water in the individual heating point or a separate gas fired boiler, the design shall provide for installation of electric water heaters/boilers, if necessary. The water supply systems shall be section-specific/zonal (for specific floors) and separate (depending on the functional use of premises); the trunk pipe layout shall be determined by the design; if possible, it should be manifold piping with individual manifold boxes. The design shall specify pipe materials, shaped elements and installation technique. The design shall include estimates of pipeline system hydraulics and axonometric diagrams to confirm that the selected pipe cross section is correct. During the survey, it is necessary to prepare a dismantling quantity sheet. Water to plumbing fixtures shall be supplied via flexible joints with stainless steel shields. The pipelines shall be insulated. The inlet unit and respective service spaces shall be equipped with a gangway to collect incidental water spills and remove wastewater after filter and disinfection equipment cleaning. If necessary, the design should include installation of watering taps along the building perimeter or an automatic watering system in the surrounding land plot (as agreed with the user). Estimates of the required demand of service and drinking water shall be established on the basis of the effective standards.
20	Outdoor water supply systems	To design the on-site water supply system up to the connection point within the land plot boundaries or in its immediate vicinity. The design shall correspond to the TS and be cleared by the TS issuing authority.
21	Sanitation	Disposal of domestic wastewater shall meet the TS. In case of technological sewerage/surface runoff from the road pavement, engineering solutions for wastewater treatment (grease traps, cartridge filters, local treatment plants, sewage treatment plants) shall be adopted. Sanitary facilities shall be equipped with pumps, if wastewater from them cannot be disposed into the outdoor sewers. Wastewater shall be disposed into the outdoor sanitation system via pressure lines. The sanitation system shall have vent valves releasing air into the outdoor network. Sewers shall be buried as much as possible. Cleanouts, drain shoes and vent valves shall be located in places convenient in terms of maintenance and be accessible through inspection holes.

		Incidental discharges of relatively clean effluents from pumping station/heating point pits shall be channeled into the combined sewer. The pits shall be equipped with drainage pumps.
22	Outdoor sanitation networks	The on-site sanitation system shall be designed up to the connection point within the land plot boundaries or in its immediate vicinity. The design shall correspond to the TS and be cleared by the TS issuing authority.
23	Heat supply	Connection to the heat supply system shall meet the TS. If it is technologically impossible, a gas fired boiler house shall be designed and gas supply TS shall be obtained. It is necessary to estimate the required amount of heat, including normative losses, for heating, ventilation and air conditioning purposes and, if necessary, hot water supply. User connection to the heat supply system: via automated individual heating points (IHP); their number shall be determined on the basis of technical specifications issued by the energy supplier in line with the functional uses. The IHP design shall focus on the use of energy efficient technologies and include a dispatch system that shall transmit data and be controlled, from the dispatch center. Heating systems of air handling units: separate (depending on the functional use of premises). Control with balancing valves; compensation through compensators. Mechanical ventilation and ventilation unit heating systems shall be automated, and data on all parameters shall be transmitted to the dispatch center. The automatic control of the heat supply and ventilation system shall: - maintain required and efficient heating parameters under possible variations of user loads; - reduce heat consumption using weather compensation technology; - carry out continuous monitoring, change parameters, and adjust and diagnose the operation of the equipment and the system as a whole; - give an accident signal in case an emergency situation is identified, and take actions to reduce damage. The heat supply/ventilation system dispatch function shall: - provide for remote control of the system operation; - archive operating parameters; - if necessary, allow remote control of the system (for example, to change the setup variables). Dispatching shall be both local (controllers connected to the dispatcher's computer within LAN) and remote (via the Internet). The heat supply, ventilation and hot water systems shall have independent connection. Equipment selected for the IHP shall be checked by calculations covering the transition and non-heating seasons. The design shall take into account heat metering units to be located in the IHP.
24	Heating	A two-pipe section-specific/floor-specific system shall be designed with separate heating contours (depending of the functional use of premises). Parameters of the heat carrier shall meet the TS. The design shall include estimates of system hydraulics and axonometric diagrams.

		The design shall provide for the use of energy efficient heating devices allowing independent adjustment of each device. Radial pipe distribution from the manifold shall be considered. To envisage control by balancing valves and compensation by bellow compensators. Staff rooms and service spaces shall have a heating system as required by the effective standards.
25	Ventilation	To design forced, mechanical, supply and exhaust ventilation systems. To adopt standardized air exchange. Air exchange in sanitary facilities and services spaces shall meet the standards of the Russian Federation. To develop an air exchange table by premises, a local exhaust table for the technological part of the design, a layout of air handling units, axonometric schemes of the ventilation system, automation schemes of air handling units and local exhausts, and manufacturer's data input forms. Air in the premises shall be heated using water-based air heaters (in the absence of heat power to envisage electric heaters). Air shall be extracted via air ducts, air shafts and channels with outlets above the building roof. A ventilation automation/dispatch system shall be designed. To develop specifications for combined heating/ventilation (HV) systems.
26	Air conditioning	To provide for air conditioning in the premises. The design shall determine the range of premises and type of air conditioning. To consider using precision air conditioners and humidifiers in premises with stricter requirements to temperature and humidity levels.
27	Fire ventilation	The design shall determine the need for fire ventilation. Smoke exhaust pressurization systems shall meet the existing regulations. The type of smoke exhaust ventilators shall be determined by the design. To envisage built-in insulated back pressure valves. Pressurization fans: electric, roof-mounted/duct/axial with built-in insulated back pressure valves/insulated dumpers. For air-lock premises/fire safety zones for low-mobility visitors, to design separate systems with open and closed door options. Fire ventilation shall be automated and transmit data on power/malfunction/operating mode to the dispatch center. Smoke protection systems shall be automatically controlled by the fire alarm system (or an automatic fire suppression unit) both remotely, from the dispatcher's control board and manually by buttons to be installed near evacuation exits or in fire valve cabinets.
28	Automation of the ventilation and air conditioning systems	The automation system shall provide for: - switching off/on and indicating the operating modes (operation/accident) of the ventilation systems; - switching off the ventilation systems after a fire alarm signal; - automatic maintaining the selected temperature of intake air; - control/monitoring of the operation and conditions of the ventilation system fans; - control of air filters' contamination; - protection of the ventilation system fans from current overload and short circuit; - frequency control of fan performance of ventilation systems.

		In the control panels of ventilation systems to provide output of the parameter “malfunction” to the control room. The air conditioning system shall have wireless control panels. The designer shall develop automation schemes and panels.
29	Installation of telephone and computer lines	Organization of access to the city telephone networks and the Internet to be performed in accordance with the specifications. Subscriber outlets are to be provided at each workplace. IP telephony shall be used as the telephone network technology. If the length of the trunk line cable is more than 80 meters, use FOL. Provide 100% coverage of buildings’ area with Wi-Fi network. Develop structural and circuit diagrams of connections. The bandwidth of the internal channel shall be at least 1Gb. The project shall include the design of data center and data storage system based on the needs of the user and the load.
30	Integrated TV reception system	The system shall be developed in accordance with the specifications. Develop structural and circuit diagrams of connections.
31	Radio system installation	The radio system should be designed in accordance with the specifications. Develop structural and circuit diagrams of connections.
32	Video surveillance and emergency communication	Video surveillance system shall be planned to monitor the building perimeter and rooms inside the building for the following areas: - façades of the complex with main and evacuation exits; - exits to the roof of the building. High resolution FHD digital color cameras shall be used. Images from the cameras shall be brought together in the control room and displayed on monitors. It should be possible to process and record information digitally on a computer hard drive sufficient for storing two weeks' data with subsequent recording on another medium. Installation locations and functionality of video cameras shall be agreed with the User.
33	Gas supply	To design the indoor and outdoor gas supply systems as needed.
34	Fire safety system automation	The building's fire safety automation system (FSAS) shall provide interaction between the building's fire protection systems and installations. The FSAS system shall integrate the following building fire protection systems and installations: - an automatic fire alarm system; - a notification and evacuation management system; - smoke-extraction and fire-prevention system control in ventilation systems; - an automatic fire-fighting system. In case of activation of the fire alarm system, provide for disconnection of the general ventilation air-conditioning system.
35	Public fire alarm and evacuation management system (PFAEMS)	The project shall provide for a system of warning and evacuation control in case of fire. The number of projected voice and sound sirens in the premises shall be determined based on the specifications of the sirens. Fire alarm sounders shall provide a total sound level (the sound level of the constant noise together with all the signals produced by the sounders)

		of not less than 75 dBA at a distance of 3 m from the alarm source, but not more than 120 dBA in any point of the protected premises. The number of voice or sound fire alarms, their arrangement and power must provide the required sound level in all places of permanent or temporary occupancy. The alarm signals must be distinct from other signals, i.e. either a voice message or an audible signal interpreted unambiguously as "Fire" should be transmitted in the event of a fire. The voice alarms shall not have volume controls. The control devices for the fire alarm control system shall be located in a continuously manned fire watch room. PFAEMS shall have fire resistant cables and wires with fire safety certificates.
36	Fire warning system	Develop a fire alarm system in accordance with regulatory requirements. Fire alarm stations shall be located in the control room. The premises of the facility shall be equipped with: • automatic fire warning system (AFWS) with addressable analogue smoke and heat maximum differential fire detectors; • addressable manual fire detectors. AFWS shall have fire resistant cables and wires with safety certificates
37	Dispatching and automation	To develop the system of dispatching of engineering systems with the output of parameters to the dispatcher's point in the operator's workstation.
38	Requirements to construction management plan	To be executed in accordance with current norms and rules.
39	Requirements to capital project demolition/ dismantling management plan	To be executed in accordance with current norms and rules (if necessary).
40	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
41	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	The project shall include a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002 On Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation and other normative legal documents in force in the Russian Federation.
42	Requirements to execution of documents for and obtaining clearances from the State Historical and Cultural Review (SHCR) Office	The design work shall be carried out pursuant to the effective legislation. All SHCR requirements, including the requirement to document heritage protection subject matter and have it cleared by the heritage protection authority, shall be met.
43	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.

44	Requirements to the section Accessibility for the Disabled	As required by regulation SP 59.13330.2016 (Revised SNiP edition 35-01-2001) and GOST R 58178-2018 (effective as of March 1, 2019).
45	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
46	Requirements to cost estimates	To be executed in accordance with current norms and rules as well as expert review requirements, if any.
47	Requirements concerning the need for demonstration materials, their scope and form	Development of presentation (text, graphic) materials for public hearings. If necessary, production of 2–3 posters and a digital presentation.
48	Requirements to composition and contents of documents and regulatory acts used as a basis for design	As set out in: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections; - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
49	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: provide assistance and make presentations at public hearings; make requests and provide estimates to obtain TS, letters of approval, initial permits, and a land plot development plan; participates in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
50	Requirements to materials and equipment to be used for project implementation	Materials and equipment (goods) to be used for project implementation shall be manufactured in the NDB member countries in the same form as they are proposed for execution of works/delivery of goods. Goods may be manufactured in the NDB member countries in whole or as a result of significant and large-scale assembly of the components of another commercially recognized product which is substantially different from its components. It shall be considered that goods are locally manufactured if the CIF price of direct imports is equal to or less than 50 percent of its EXW price.
51	Requirements to development of priority emergency response activities	To be developed, if necessary.

2. DESIGN ASSIGNMENT FOR SITES 6–15

<table>
<tr><th>Item</th><th>Description</th><th>Requirements</th></tr>
<tr><td>1</td><td>Design rationale</td><td>Contract GA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Establishing a Tourism Cluster “Galich Historic City Center” Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast)</td></tr>
<tr><td>2</td><td>Site and land plot characteristics</td><td>Names of the sites to be clarified when the title documents are received
<table>
<tr><th>Site No</th><th>Heritage category</th><th>Building</th><th>Land plot</th></tr>
<tr><td>6</td><td>The building where the astronomer Krasovsky studied in 1889–1892
Address: Kostroma Oblast, Galich, Sovetskaya Ul. 1 (Regional)</td><td>Cadaster number: 44:26:051103:18, school, rights holder: Galich Municipality, operational management: Secondary School No 4</td><td>Cadaster number: 44:26:051103:4, for school, rights holder: Galich Municipality, permanent (unlimited) use: Secondary School No 4
Land plot area: ≈4,402 sq m</td></tr>
<tr><td>7</td><td>Men's Gymnasium where the physicist academician Konstantinov studied in 1921–1924, the first quarter of the 19th c., early 20th c.
Address: Kostroma Oblast, Galich, Dolmatova Ul. 13 (Regional)</td><td>Cadaster number: 44:26:010502:64, nonresidential, rights holder: Galich Municipality</td><td>Cadaster number: 44:26:010502:5, for a gymnasium (school), rights holder: Galich Municipality, permanent (unlimited) use: Gymnasium No 1
Land plot area: ~7,890 ±32.49 sq m</td></tr>
<tr><td>8</td><td>Gromov’s House, built in1813.
Address: Kostroma Oblast, Galich, Ledneva Ul. 2 (Federal)</td><td>Cadaster number: 44:26:022202:33, Municipal Educational Institution for Children and Youth, nonresidential</td><td>Cadaster number: 44:26:022202:8, for a creativity center for children and youth, rights holder: Galich Municipality, permanent (unlimited) use: Educational Institution for Children and Youth
Land plot area: ≈602 ±10 sq m</td></tr>
<tr><td>9</td><td>Svinyin’s House, early 19th century
Address: Kostroma Oblast, Galich, Svobody Ul. 25 (Federal)</td><td>Cadaster number: 44:26:051101:73, nonresidential, rights holder: Galich Municipality, operational management: Galich Kindergarten No 7</td><td>Cadaster number: 44:26:051101:3, for a kindergarten, rights holder: Galich Municipality, permanent (unlimited) use: Galich Kindergarten No 7
Land plot area: ≈1,977 ±16 sq m</td></tr>
</table></td></tr>
</table>

		10	Residential Building, early 20th century Address: Kostroma Oblast, Galich, Lunacharskogo Ul. 39 (Federal)	Cadaster number: 44:26:021201:42, nonresidential, rights holder: Galich Municipality, operational management: Kindergarten No 6	Cadaster number: 44:26:021201:14, for a kindergarten, rights holder: Galich Municipality, permanent (unlimited) use: Kindergarten No 6 Land plot area: ≈2,678 ±18 sq m
		11	Residential Building, mid-19th century Address: Kostroma Oblast, Galich, Svobody Ul. 23 (Federal)	Cadaster number: 44:26:051101:41, nonresidential rights holder: Galich Municipality, operational management: Galich Children's Music School	Cadaster number: 44:26:051101:4, for a music school building, rights holder: Galich Municipality, permanent (unlimited) use: Galich Children's Music School Land plot area: ≈1,031 ±7.46 sq m
		12	The Building of the Administrations of the city of Galich and Galich municipal district of the Kostroma Oblast Address: Kostroma Oblast, Galich, Revolyutsii Pl. 23a (not a cultural heritage site)	Cadaster number: 44:26:022201:10, administrative building, rights holder: Galich Municipality	Cadaster number: 44:26:022201:3, for an administrative building, rights holder: Galich Municipality Land plot area: ≈ 1,403 ±15.02 sq m
		13	Market Rows, Building 1, 19th c. Address: Kostroma Oblast, Galich (Federal)	Cadaster number: 44:26:021501:79, shopping arcade, rights holder: Kostroma Oblast, constituent entity of the Russian Federation, operational management: Regional State-Funded Institution "Nasledіye"	
		14	Market Rows, Building 2, 19th c. Address: Kostroma Oblast, Galich (Federal)	Cadaster number: 44:26:021603:24, nonresidential, rights holder: Kostroma Oblast, constituent entity of the Russian Federation, operational management: Regional State-Funded Institution "Nasledіye"	

		15	The building where the academician F. I. Uspensky studied in 1854–1860 Address: Kostroma Oblast, Galich, Svobody Ul. 6 (Regional)	Cadaster number: 44:26:051103:23, nonresidential, rights holder: Galich Municipality, operational management: Gorky Library of Galich Municipality	Cadaster number: 44:26:051103:11 for a library building, rights holder: Galich Municipality, permanent (unlimited) use: Gorky Library of Galich Municipality Land plot area: ≈1,008±11.11 sq m
3	Type of works	*Types and scope of works shall be specified at the stage of surveys and investigations* *Works within the historical environment regeneration include works on the exterior of the buildings.*			

No	Site	Area	Work description
6	The building where the astronomer Krasovsky studied in 1889–1892 Address: Kostroma Oblast, Galich, Sovetskaya Ul. 1	2,214.1 sq m	Façade repair
7	Men's Gymnasium where the physicist academician Konstantinov studied in 1921–1924, first quarter of the 19th c., early 20th c. Address: Kostroma Oblast, Galich, Dolmatova Ul. 13	1,308.1 sq m	Façade and roof repair
8	Gromov's House, 1813 Address: Kostroma Oblast, Galich, Ledneva Ul. 2	795 sq m	Façade repair
9	Svinyin's House, early 19th century Address: Kostroma Oblast, Galich, Svobody Ul. 25	588.7 sq m	Façade repair
10	Residential Building, early 20th century Address: Kostroma Oblast, Galich, Lunacharskogo Ul. 39	669.5 sq m	Façade repair
11	Residential Building, mid-19th century Address: Kostroma Oblast, Galich, Svobody Ul. 23	642.9 sq m	Façade repair
12	Building of the Administrations of the city of Galich and Galich municipal district of the Kostroma Oblast Address: Kostroma Oblast, Galich, Revolyutsii Pl. 23a (not a cultural heritage site)	2183 sq m	Façade repair
13	Market Rows, Building 1, 19th century Address: Kostroma Oblast, Galich	718.6 sq m	Façade repair
14	Market Rows, Building 2, 19th century Address: Kostroma Oblast, Galich	590.7 sq m	Façade repair
15	Building where the academician F. I. Uspensky studied in 1854–1860 Address: Kostroma Oblast, Galich, Svobody Ul. 6	714.5 sq m	Façade repair

4	General Designer	To be selected on a competitive basis.
5	Planning constraints	- Galich land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
6	Financial source	NDB Loan and federal budget.
7	Design phases	**Phase 1:** Implementation of surveys and studies. **Phase 2:** Development of scientific design documents and design documents (design stage level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going through the SHCR (if necessary). Sub-phase 2.3: Development of design documents (design stage level). **Phase 3:** Clearance and approval of scientific design documents and design documents (design stage level). **Phase 4:** Development of the technical part of the bidding documents.
8	Requirements to general layout of the land plot	The boundaries of landscaping shall be clarified during the design; the inner courtyard and adjacent areas shall be taken into account.
9	Requirements to architectural solutions	The buildings shall be measured inside and outside before the design work can commence. The Consultant shall prepare a list of all lost elements, a dismantling quantity sheet, and a quantity sheet of rehabilitation works. The Consultant shall also develop color solution.
10	Requirements to structural solutions	To design structural interventions to prevent a destructive effect on the surrounding built-up environment (if necessary). To design structural and technological interventions with a view to preserving the front façades.
11	Requirements to construction management plan	To be executed in accordance with current norms and rules.
12	Requirements to organization of demolition and dismantling works	To be executed in accordance with current norms and rules (if necessary).
13	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
14	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
15	Requirements to cost estimates, including methods used to calculate the cost of construction and convert it to current prices	To be executed in accordance with current norms and rules as well as expert review requirements, if any.

16	Requirements concerning the need for demonstration materials, their scope and form	If necessary: development of presentation (text, graphic) materials for public hearings, making 2–3 poster boards and a digital presentation.
17	Requirements to composition and contents of documents and regulatory acts used as a basis for design	In compliance with: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections; - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
18	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
19	Requirements to materials and equipment to be used for project implementation	Materials, equipment (goods) used in the implementation of the Project must be produced in the NDB member countries in the form in which they are proposed to be contracted/supplied. Goods may be produced in the NDB member countries entirely or as a result of substantial and major assembly of components of another commercially recognized product significantly different from its components. A product is considered to be locally produced if the volume of direct imports, valued at cost, insurance and delivery, is 50% or less of its EXW price.

3. DESIGN ASSIGMENT FOR SITES 16–24

Item	Description	Requirements
1	Design rationale	Contract GA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Establishing a Tourism Cluster "Galich Historic City Center" Integrated into the Historical and Urban Environment (Galich, Kostroma Oblast)
2	Site and land plot characteristics / Type of construction works	The boundaries and scope of works shall be specified at the design stage. ***Site 16. Installation of architectural and artistic lighting on Gromov's House cultural heritage site, 1813*** ***Address: Kostroma Oblast, Galich, Ledneva Ul. 2*** Cultural heritage site of federal significance. ***Site 17. Sanitary cleaning and improvement of the banks of the Keshma River*** ***Address: Kostroma Oblast, Galich, near Revolyutsii Pl.*** Area: 2,624 sq m The Site is municipal property.

		Functional use: not in use. Required works: • Cleaning the river banks from weeds: 2,624 sq m; • Improvement of the surrounding area: 300 sq m; • Installation of the minimal number of small architectural forms: 3 pieces; • Stairs reconstruction: 25 m. ***Site 18. Improvement of the city park*** ***Address: Kostroma Oblast, Galich, Svobody Ul. 14г*** Area: 1.5 hectares The Site is municipal property. Functional use: park area. Required works: • Territory cleaning: 12,134 sq m; • Paving: 6,904 sq m; • Installation of curbstone: 2,700 m; • Gardening: 500 sq m; • Installation of small architectural forms: (80 pieces); • Lighting: 35 lamps; • Removal of the existing landscaping; • Construction of two flights of stairs. ***Site 19. Improvement of roads on Lunacharskogo Ul. in Galich*** Length: 1.5 km The Site is municipal property. Functional use: automobile road Required works: • Installation of rain water drainage; • Asphalt paving of roads and sidewalks ***Site 20. Removing weed vegetation from the territory of the federal significance ensemble Ramparts and Moats of the City of Galich of the 13th–16th c. and the Stolbishche Settlement, 13th–16th c.*** ***Address: Kostroma Oblast, Galich, Balchug Hill, Svobody Ul.*** Area: 28,000 sq m Archeological heritage site. Functional use: parks, tourist attractions Required works: • Removal of weed vegetation. ***Site 21. Cleaning the territory of the Gorodische (Shemyakina Hill), monument of federal significance, 15th–17th c.*** ***Address: Kostroma Oblast, Galich, Balchug Hill*** Area: 44,000 sq m Archeological heritage site. Functional use: parks, tourist attractions Required works: • Removal of weed vegetation. ***Site 22. Improvement of the park area on the shore of the Galich Lake***

		Area: 9,200 sq m; The Site is municipal property. Functional use: public area Required works: • Territory cleaning: 9,200 sq m; • Paving: 5,500 sq m; • Installation of curbstone: 1,800 m; • Gardening: 1,150 sq m; • Installation of small architectural forms (14 pieces); • Lighting (6 lamps). ***Site 23. Improvement of the garden near the Warriors Liberators Monument*** Area: 2,900 sq m The Site is municipal property. Functional use: public area Required works: • Lighting upgrading (9 lamps); • Replacement of power supply networks; • Soil replacement: 1,200 sq m; • Pavement replacing, paving: 1,300 sq m; • Replacement of curbstone: 800 m; • Construction of stairs; • Installation of small architectural forms (12 pieces). ***Site 24. Improvement of the park area near the ponds in Lenina Ul. and Klary Tsetkin Ul.*** Area: 9,500 sq m The Site is municipal property. Functional use: public area Required works: • Territory cleaning: 9,500 sq m; • Paving: 6,500 sq m; • Installation of curbstone: 2,200 m; • Gardening: 6,000 sq m; • Installation of small architectural forms (40 pieces); • Lighting (22 lamps).
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Galich land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
6	Financial source	NDB Loan and federal budget.
7	Design phases	**Phase 1:** Implementation of surveys and studies. **Phase 2:** Development of scientific design documents and design documents (design stage level): Sub-phase 2.1. Development and obtaining clearances for critical design solutions. Sub-phase 2.2. Development of scientific design documents and going through the SHCR (if necessary). Sub-phase 2.3: Development of design documents (design stage level).

		Phase 3: Clearance and approval of scientific design documents and design documents (design stage level). **Phase 4:** Development of the technical part of the bidding documents.
8	Requirements to general layout of the land plot	Landscaping works boundaries shall be defined during design development When preparing the layout of the land plot, it is necessary to take into account small architectural forms and decorative lighting elements. The types of barriers shall be designed in detail. This volume shall include: a site grading plan; a cut and fill plan (there should be a separate cut and fill quantity sheet for outdoor utilities); a consolidated network layout specifying the type of trenches and sections for the drainage systems; a plan of landscape enhancement and local improvements with detailed sections for each type of activities. To prepare drainage system layouts and select the best possible solution. The design shall also include internal navigation signs for future visitors.
9	Requirements to utility connection solutions	When preparing the design documents together with the site user(s), the Consultant shall receive Technical Specifications that allow for power supply and sanitation, including stormwater runoff management. Location of the existing utilities shall be taken into account.
10	Requirements to construction management plan	To be executed in accordance with current norms and rules.
11	Requirements to organization of demolition and dismantling works	To be executed in accordance with current norms and rules (if necessary).
12	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
13	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	If necessary, to envisage a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation as well as by other regulatory legal documents that are in force in the Russian Federation.
14	Requirements to execution of documents for and obtaining clearances from the State Historical and Cultural Review (SHCR) Office	The design work shall be carried out pursuant to the effective legislation. All SHCR requirements, if any, shall be met.
15	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
16	Requirements to the section Measures to Ensure Accessibility	In accordance with the requirements of SP 59.13330.2016 (Revised edition of SNiP 35-01-2001) and GOST R 58178-2018 (came into effect 01.03.2019).

	for People with Disabilities	
17	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
18	Requirements to cost estimates	To be developed in accordance with the effective standards and regulations as well as expert review requirements, if any.
19	Requirements concerning the need for demonstration materials, their scope and form	If necessary: development of presentation (text, graphic) materials for public hearings, making 2–3 poster boards and a digital presentation.
20	Requirements to composition and contents of documents and regulatory acts used as a basis for design	In compliance with: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections; - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
21	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
22	Requirements to materials and equipment to be used for project implementation	Materials, equipment (goods) used in the implementation of the Project must be produced in the NDB member countries in the form in which they are proposed to be contracted/supplied. Goods may be produced in the NDB member countries entirely or as a result of substantial and major assembly of components of another commercially recognized product significantly different from its components. A product is considered to be locally produced if the volume of direct imports, valued at cost, insurance and delivery, is 50% or less of its EXW price.