

# 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: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)

**Reference No:** ZA(d)

Date: February 22, 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 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 Zaraysk Historic Core Regeneration (Zaraysk, Moscow 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, landscaping and engineering supply 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 and external 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)<sup>1</sup> 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 March 10, 2022. FISP reserves the right not to consider Expressions of Interest received later than March 10, 2022.

Saint Petersburg Foundation for Investment Projects (FISP)

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<sup>1</sup> Joint Venture (JV) means an association with or without a legal personality distinct from that of its members, of more than one Consultant where one member has the authority to conduct all business for and on behalf of any and all the members of the JV, and where the members of the JV are jointly and severally liable.

## **TERMS OF REFERENCE**

**for development of scientific and design documents (design stage level) and technical part of bidding documents for the Subproject:**

**Zaraysk Historic Core Regeneration  
(Zaraysk, Moscow Oblast)**

**SMALL HISTORIC CITIES DEVELOPMENT PROJECT PHASE II**

## ***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 Moscow Oblast Government entitled **Zaraysk Historic Core Regeneration (Zaraysk, Moscow 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 facilities and activities;
- landscaping and local improvements;
- provision of utilities (external utilities and equipment outside the urban fragment).

# I. Restoration and Reconstruction of Cultural Heritage Sites with their Adaptation for Cultural Institutions' Needs

## Location of sites within the urban fragment of the city of Zaraysk



- 1) Site 1. The Loktev House, late 18<sup>th</sup>—early 19<sup>th</sup> century (Karla Marksa ul. 33/19)
- 2) Site 2. Dwelling House, early 19<sup>th</sup> c. (25 Let Pobedi ul. 21)
- 3) Site 3. Dwelling House, 1st half of the 19th c., 2nd half of the 19th c. (Dzerzhinskogo ul. 51)
- 4) Site 4. Augustus Reders' Summer House, early 19<sup>th</sup> c., park (Pervomayskaya ul., Kirov Park)
- 5) Site 5. Dwelling House (Dzerzhinskogo ul. 46)
- 6) Site 6. Building (Meretskova ul. 64)
- 7) Site 7. Housekeeping Workshop (Krasnoarmeyskaya ul. 27)

## 1. The Loktev House, late 18<sup>th</sup> early 19<sup>th</sup> century (*Site 1*)

**Address: Zaraysk, Karla Marksa ul. 33/19**

### 1.1. Historic and Cultural Background

Site 1 “The Loktev House”, late 18<sup>th</sup>—early 19<sup>th</sup> centuries, a cultural heritage site of federal importance, is known among the citizens of Zaraysk as the Loktev House, after the name of the merchant family it belonged to.

The dwelling house in one of the main streets of Zaraysk, Pavlovskaya Street (now Karla Marksa ul.), was built presumably at the end of the 18th century. The dating is given on the basis of analysis of architectural forms. The architectural appearance of the building was typical for the town housing estate of that time, samples of which have survived to the present time. The two-storey building on a high plinth was marked by a projecting pilaster portico, which originally had a pediment (it is lost). It is known that in 1860 the house was damaged by a fire and it was later restored: the facades were plastered and additional elements were added to the architectural design.

In 1903 the house was bought by Nikolay Petrovich Loktev (he was an Old Believer), the great-grandfather of Nina Konstantinovna Bukrinskaya (a writer and a native of Zarayisk). All members of the family lived in this house, among them N. K. Bukrinskaya's grandfather Aleksey Nikolaevich. On the eve of the Revolution, nineteen people permanently lived in the house of Loktev. There was a kitchen and servants' quarters downstairs. In 1918 the whole family was evicted from the house, and all the property was confiscated.

In the 1960s and 1970s two-storey brick additions were made to the house from the north and east. According to the 1970s data, the building housed residential flats and a number of administrative offices of Zaraysk District Tourism Council (in the semi-basement floor).

In the 2000s, the tenants were resettled and the building has no longer been in use.

### Photo of the Site



### 1.2. Information on Current Physical Condition and Functional Use

#### *Functional Use*

The Site is not currently in use.

#### *Physical Condition*

According to the Act of Technical Condition of the Monument of History and Culture and Determination of the Work Plan for the Monument and the Improvement of its Territory dated 10.11.2011:

Tenants of the building were resettled in the 2000s and the building has not been used since.

The overall condition of the Site: emergency condition.

Condition of the external architectural and structural elements of the Site:

A) General condition: unsatisfactory.

B) Foundations: not surveyed. Visual inspection of accessible parts of the foundations of the main volume of the building revealed no traces of subsidence processes.

C) Plinths and footings around them: the brick plinth is lined with white stone blocks, which are mostly lost. The brickwork has deteriorated elements and the mortar is weathered. The overall condition of the plinth is unsatisfactory. The perimeter paving on the east side has been lost or is hidden by earth and debris; it is not accessible for inspection on the south and west facades.

D) Walls: the condition is unsatisfactory. The plastered walls are made of brick with lime mortar. Plaster is loose in many places. The lintels of the openings also have losses. The roofing was destroyed, and the upper parts of the walls were partially lost due to soaking. At the junctions of the later extensions, the face surface of the masonry is deteriorating.

E) Roof: the overall condition is run-down, the structures and roof of the late hip roof of the building are partially intact; gutters and downpipes are missing.

F) Heads, marquees, their construction and covering: historically nonexistent.

G) Staircases: the original main entrance to the building was on the courtyard east façade, where a later built staircase is now preserved, the steps and side surfaces of the staircase are in a poor condition, partially turfed.

H) Exterior decoration: the architectural and artistic decoration of the facades of the building, dating from the late 18th century to the early 19th century and the second half of the 19th c., are preserved to a greater extent in the west and south facades. The decoration of the east façade are partially preserved, its overall condition is unsatisfactory. The northern facade is obscured by a late addition. The facade on Karla Marksa ul. has a triple light axis risalite, which is decorated with a pilaster portico with white-stone bases, capitals, and plaster panels on the semi-column surfaces, filled in with decorative inserts. The stucco decoration is partially lost, especially in the upper part of the facades. The surface of the walls on the first floor of the house is rusticated with a fan-shaped pattern above the window lintels. The rectangular window openings on the second floor have retained the framed lining and decorative inserts above the lintels in the form of fragments of profiled molds and a wide frieze, as well as window sills with vertical "incisions". There are also surviving trim boards in the corner partitions and the partitions between the windows on the first floor, with round medallions at the top, the surface of which has retained the rough-faced finishing. The intricately profiled white stone cornice between the floors and the crowning cornice have been partially lost.

Condition of the interior architectural, structural and decorative elements of the Site:

A) The overall condition is unsatisfactory. During the process of adaptation in the 20th century, the internal capital walls were partially dismantled. Engineering systems for heating, water and lighting have been disconnected and dismantled.

B) Ceilings: vaulted ceilings above basement are not accessible for inspection. Interfloor and attic ceilings are flat, on wooden beams, mostly collapsed. The surviving floor fragments are in a state of disrepair.

C) Floors: lost.

D) Walls, their condition and connections: the walls are brick on lime mortar with partially preserved plastering. Upper rows of wall masonry are partly lost; the overall condition is unsatisfactory.

E) Pillars, columns: historically non-existent.

F) Doors and windows: original openings partially retained, openings accessible to inspection have been filled in. Original door and window assemblies have been lost.

G) Staircases: the original staircases have been lost and their location is currently undetermined.

H) Stucco, sculpture and other decoration: partially surviving profiled plaster cornices at the first floor level; they are fixed on fragments of floorboards in poor condition. Elements of the original stove

heating of the building have been lost, but their junctions to the capital walls and connections with the surviving chimneys are recognizable.

Paintings (monumental and easel paintings): none.

Works of applied art: did not survive.

Garden, park, courtyard, gate and fence: The land plot associated with the Site has partly retained its historic boundaries, marked by modern fences, including temporary ones. The site is undeveloped. There are green spaces. The land plot is crossed by an above-ground utility line.

## 2. Dwelling House, early 19<sup>th</sup> c. (Site 2)

**Address: Zaraysk, 25 Let Pobedi ul., 21**

### 2.1. Historic and Cultural Background

Site 2 is a cultural heritage site of regional importance. Based on stylistic analysis, it dates back to the beginning of the 19<sup>th</sup> century. According to local residents, it belonged to the merchant Yartsev in the pre-revolutionary years.

Originally, the house had a small two-storey annex on the west side, the purpose of which is unknown. In the second half of the 20<sup>th</sup> century it was partly dismantled and the remaining fragments of its walls were added to a new brick extension, which almost completely covered the front end of the building. At the same time, the staircase leading to the second floor of the house was demolished. The new staircase is located in a wooden vestibule adjoining the building from the south side.

Along the west façade there is a brick annex (added in the 1960–1970s) and to the south there is a wooden annex of the same period. Stoves have been replaced. Several window openings were filled in and new door openings were made inside the building.

No restoration work has been carried out.

### Photo of the Site



### 2.2. Information on Current Physical Condition and Functional Use

#### *Functional Use*

The building is not currently in use.

#### *Physical Condition*

A well-preserved example of a Classicist dwelling house. The austere, elegant elaboration of the facades with finely executed white-stone details is similar to a number of residential houses in Zaraysk.



The two-storeyed brick house with a white-stone plinth and white-stone details of decor is situated along the frontage line of 25 Let Pobedi Street with its northern façade facing the street. The building is rectangular in plan and the northern-eastern and north-western corners still have the posts of the gates that adjoined the house in the past.

The ceilings are flat; the roof is made of iron and has a trussed structure. Under the building, on the south and west sides, there are isolated cellars, the last of them is covered by a flat-arched vault.

The original gates adjoined the building on the both sides of the main facade. Only two columns adjoining the walls are preserved; brick columns on a white stone base and topped with white stone orbs.

Order No. 46 PB -147 of the Main Department of Cultural Heritage of the Moscow Oblast dated 20.09.2016 approved the conservation obligation of the owner or other lawful operator of the cultural heritage site “Dwelling House, early 19th c.” included in the Unified State Register of Cultural Heritage of the Peoples of the Russian Federation. In 2017 and 2020, the boundaries of the territory, protected site and protection zones of the cultural heritage site were approved by regulations of the Main Department of Cultural Heritage of the Moscow Oblast.

Residents were resettled from Site 2 under the run-down housing resettlement programme; the building requires restoration. In 2018, a modern extension that is part of the building caught fire. At the moment, the basement is littered with construction debris, verandas’ rubble, and the stoves inside the building are broken.

### **3. Dwelling House, 1st half of the 19<sup>th</sup> c., 2<sup>nd</sup> half of the 19<sup>th</sup> c. (Site 3)**

**Address: Zaraysk, Dzerzhinskogo ul. 51**

#### **3.1. Historic and Cultural Background**

Site 3 is a cultural heritage site of regional significance.

The brick house on a white-stone plinth is located in the centre of Zaraysk, along the frontage line of Dzerzhinsky Street. The main (western) façade is facing the street. The dwelling house is built in the style of late classicism. The approximate date of construction is the first half of the 19th century. The names of the architect or the client are unknown. In the second half of the 19th c. a stone annex was added to the house and the second (wooden) floor was built on top of it.

#### **3.2. Photo of the Site**



#### **3.3. Information on Current Physical Condition and Functional Use**

##### ***Functional Use***

The building is not currently in use. The entire perimeter of the building is fenced off with a high fence and access to the site is restricted.

There have been no previous renovation works.

##### ***Physical Condition***

The occupied area of the land plot is 1,596 sq m Floor area of the building is 158.3 sq m

The overall condition of the site is unsatisfactory. There is a metal fence adjacent to the western façade and there is no access to the site. The foundations have not been examined. Up to the level of

the intermediate cornice in the west, the building is enclosed by a profiled sheet fence. There is no perimeter paving along the southern façade. The plinth on the southern façade was plastered and painted, but currently the plaster and paint layers are lost. There are losses of white stone, the binding mortar is weathered, there is weed vegetation on the plinth, and the condition of the plinth is unsatisfactory.

The brick walls are plastered and painted. The walls are in tiered masonry. The paint layer is with numerous losses and peeling.

The roof is hip-shaped, four-slope, covered with slate, the joints are covered with galvanised sheets. The galvanised strips are rusty and the slate is biodegraded. There are gaps between sheets of slate, the slate is cracked. There is no drainage.

There are two brick chimneys on the roof. One of the chimneys has been lost in the historical part of the building. The remnants of the brickwork are in the southern slope of the roof, there is also a skylight in the southern slope of the roof. The skylight is boarded up, the boards are rotten and missing in some places.

The condition of the roof is unsatisfactory.

No stairs were found during the inspection.

Facades and architectural décor are plastered and painted. The walls of the western facade (at second floor level) have five window axes. On the first floor level the south façade has four window axes (one window is false). The east façade at the second floor has two window axes; the first floor has no windows.

The windows of the stone part of the building are decorated with raised fined-profiled window surrounds and white stone profiled windowsills. On the west façade above the windows of the second floor there is a row of jointed fine profiled plaster architraves.

The main (west) and side facades of the historical part of the building have intermediary and crowning cornices. The profiled cornices are made of white stone. There are chips and cracks on the cornices.

The windows on the second floor of the wooden superstructure are decorated with wooden linings on the east and north facades. The wooden window surrounds used to be painted; currently the paint is only partially intact and defects are observed in some places.

The condition of the architectural décor on the west façade is satisfactory, while on the south, east and north façades it is unsatisfactory.

Wooden frames have been preserved in some window and door apertures, and some glazing has been preserved in window frames. Window and door frames have geometric faults and their condition is dilapidated. On the west façade there are banners with an image imitating window fillings in the window openings of the second floor.

The area of the building is not landscaped; it is overgrown with weeds and enclosed with a metal fence along the perimeter.

#### **4. Augustus Reders' Summer House, early 19<sup>th</sup> c., park (*Site 4*)**

**Address: Zaraysk, Pervomayskaya ul., Kirov Park**

##### **4.1. Historic and Cultural Background**

Site 4 is a cultural heritage site of regional significance. It is an ensemble consisting of the main house with two wings, a residential pavilion, a park, and park facilities. In the second half of the 19th century, German industrialist Augustus Reders with the permission of Zaraysk City Council laid out a park on Natalinskaya Street (now Pervomayskaya ul.) at the place of a dump site. It included numerous flowerbeds with rare flowers, a rose garden, a greenhouse, original arbours, footbridges, paths with decorative shrubs on the sides, a bowling alley, and a tennis court. At the bottom of the park there was a spring water pond with steep stone steps leading up to it. At the suggestion of the owner, the man-made ruins of a medieval castle with towers and battlements were erected at the edge of the ravine. Next to it stood the stately mansion of the industrialist himself.

The Reders park rivalled the best gardens of Moscow and St. Petersburg in its beauty.

In 1920, the park was handed over to the shoe factory; after 1934, it was named after Sergey Kirov and a concrete statue of the Bolshevik leader was erected there. By 1990 the park had fallen into decline; four years later the mansion burnt down.

**Historical Information:** The complex of the summer cottage of Augustus Reders, the owner of the local shoe factory, was formed at the beginning of the 20th century. The construction of the main house with two outhouses, a residential pavilion and park constructions dates back to that time. The park made use of natural forest with partial replanting of trees. On the steep slope towards the Osyotr River, considerable earthworks and earth consolidation works were carried out, retaining walls and stairs were built. The eastern part of the park was designed in regular style. The linden and elm trees formed the basis of the greenery of the park.

**Alterations and losses that have changed the original appearance of Site 4.** A large part of the territory of the park is occupied by the Kirov City Park with a dance floor, pavilions and a bandstand. Slope erosion processes partly destroyed retaining walls and stairs. Many old-growth trees were lost. The pavilion with living quarters was lost.

**Restoration work** (general characteristics, time, author, location of documentation). Restoration work has not been carried out.

**General evaluation of the social, scientific, historical and artistic significance of Site 4.** An interesting monument of landscape gardening of the early 20th century. It combines the skillful engagement of the landscape and the original design of vertical planning of the slope part of the park.

**Description of Site 4.** The cultural heritage site is located near the central part of Zaraysk. The park occupies a plateau and a steep high slope of the main bank of the Osyotr River. In addition, the preserved part of the park is visible from the floodplain.

The center of the composition was a wooden manor house in Art Nouveau style located at the edge of the slope. Behind the mansion there were two single-storey wooden outhouses. To the south of the house there was an oval stone pool (formerly a fountain) and a wooden pergola. To the west of the house there is a slope to the floodplain of the Osyotr River. The slope is 60-70 degrees steep and over 20 meters high. The slope part of the park is the most interesting in architectural and engineering respects.

Its structural basis was a system of white-stone retaining walls and intricately winding stairs descending to the Osyotr River floodplain. In combination with the greenery of free-growing lindens and elms, the slope was an original example of a landscape park. Without proper maintenance, this part of the park has fallen into disrepair. Landslides and other erosion processes have destroyed retaining walls and stairs, felled many old trees, disturbed the soil cover, and the slope is overgrown with shrubs.

On the Osyotr River terrace at the foot of the bank slope, some fragments of the old park have been preserved: an artificial layout of the natural terrace surface and a clear edge of a square-shaped ledge with a fragment of a row of old linden trees in the southern part p.

To the north-east of the mansion there is a small city park named after Sergey Kirov. There are some remnants of old alleys and rows of linden trees.

The park is landscaped mostly with 100 year old linden and elm trees. There are many ornamental shrubs of lilac, acacia and red dogwood in the park.

By now, the main house and both outhouses of the Augustus Reders summer house have been lost in a fire and only foundations of the buildings are preserved. The park is in emergency condition. According to specialists of Zaraysk Historical Museum, all small park structures have been lost.

## 4.2. Archive Photos of the Site



## 4.3. Information on Current Physical Condition and Functional Use

### *Functional Use*

The site is not in use.

### *Physical Condition*

History, general description and state of the monument: The complex of the summer cottage of the local shoe manufacturer Augustus Reders was built in the early 20th century on the north-western outskirts of Zaraysk, on the edge of the high hill of the upper terrace of the Osyotr River bank. There was a landscape park around the summer house. The estate consisted of a wooden one-storeyed main house lined with thin planks with a balcony, a bay window and a tower, and also one-storeyed wooden annexes on brick plinths adjoined to it from the east and south-east. The Augustus Reders' summer house complex was an outstanding example of early 20th century Art Nouveau wooden "country house".

To the south and south-west of the summer house there were nowadays lost gardening structures: retaining walls with flanking towers, a pond with a pedestal for a statue and stairs going down to the Osyotr River bank. The wooden volumes of Augustus Reders' summer house, which served as a

dormitory in the 20th century, burned down in the early 2000s. Only brick plinths, partly overgrown with trees and bushes, are preserved from the buildings.

No scientific and design documentation for the preservation of the cultural heritage site was developed and submitted for approval to the Main Department of Cultural Heritage of the Moscow Oblast. No permission to carry out restoration work has been granted.

The general condition of the identified cultural heritage site is run-down.

Condition of external architectural and structural elements of the monument:

a) General condition: the brick plinths of the main house and the two outhouses adjacent to it have been partially destroyed and overgrown with tree and shrub vegetation;

b) Foundations: the foundations have not been examined. Visual examination revealed the presence of woody vegetation, the roots of which go under the plinth masonry and into the volumes of the foundations. The condition of the foundations upon visual examination is unsatisfactory;

c) Plinths and their surrounds: the brick plinths are faced with cement, they are built of red full-block bricks, size 235-250 x 120-125 x 65-70 mm, on lime mortar. They were faced with cement, which had a decorative horizontal thrust and a molding in the upper part of the volume. The east façade has partly retained projections of decorative brackets. The "paired" openings of rectangular section have been preserved. The plinths of the outhouses did not have any decorative treatment. At the time of examination, the masonry of the plinths had significant losses: almost completely lost cement facing, mortar washed out of the joints of brickwork; brickwork has losses of building material. The northern part of the plinths of the main house and almost entirely the plinths of the outhouses are covered with sodded building debris and overgrown with tree and shrub vegetation. The roots of the trees have gone deep into the volume of the brickwork. The condition of the plinths is unsatisfactory (emergency state). Plinth surrounds have been lost;

d) Walls: lost;

e) Roof (rafters, sheathing, roofing, gutters and downpipes): lost;

f) Heads, marquees, their construction and covering: not structurally planned;

g) Staircases: lost;

h) External decoration (facing, painting, decorations, cornices, columns, pilasters, stucco, sculpture, paintings on facades): the surface of the brickwork of the plinths is partially covered by cement facing with remnants of rustication. On the east façade of the main house, there is profiled horizontal cement thrust "shelf-rounded quarter-shelf" and remnants of cement-lined brick brackets. The surface of the thrust is weathered, chipped and infested with biodegraders. The condition of the surviving decorative fragments is unsatisfactory. The rest of the decor is completely lost.

The state of the interior architectural, structural and decorative elements of the monument:

a) General condition: total loss;

b) Ceilings (flat, vaulted): lost;

c) Floors: lost. In the perimeter of the walls of the main house, a fragment of screed with a stamp of a mettlach tile has been preserved. In the perimeter of the walls of the south-east outhouse there are remnants of a wooden floor joist, made of timber about 20 centimeters in diameter. The timber has rotted away completely. The condition of the joist is unsatisfactory;

d) Walls, their condition and junctions: lost;

e) Pillars, columns: lost along with the gazebo;

f) Doors and windows: lost;

g) Staircases: lost;

h) Stucco, sculpture and other decoration (including stoves and fireplaces, iconostases and icon-cases): lost.

Paintings (monumental and easel paintings): lost.

Objects of applied art (furniture, lighting fixtures, woodcarving, metalwork, etc.): lost.

Garden, park, courtyard, gate and fence: The Augustus Reders' summer house complex is located in the northern part of a landscape park, heavily overgrown and littered, located on a steep relief of the right bank of the Osyotr River. The area is not landscaped or protected.

In 2018, the Administration partially cleared the site of the main house with the wings of the Augustus Reders' summer house from the sodded building rubble, shrubbery and tree vegetation.

## 5. Dwelling House (*Site 5*)

Address: Zaraysk, Dzerzhinskogo ul. 46

### 5.1. Historic and Cultural Background

Site 5 is not a cultural heritage site.

### 5.2. Photo of the Site



### 5.3. Information on Current Physical Condition and Functional Use

#### *Functional Use*

The Site is not in use.

#### *Physical Condition*

In 2008, the apartment building was declared an emergency building and was vacated. At present, Site 5 is property of the Municipality of Zaraysk City District, Moscow Oblast.

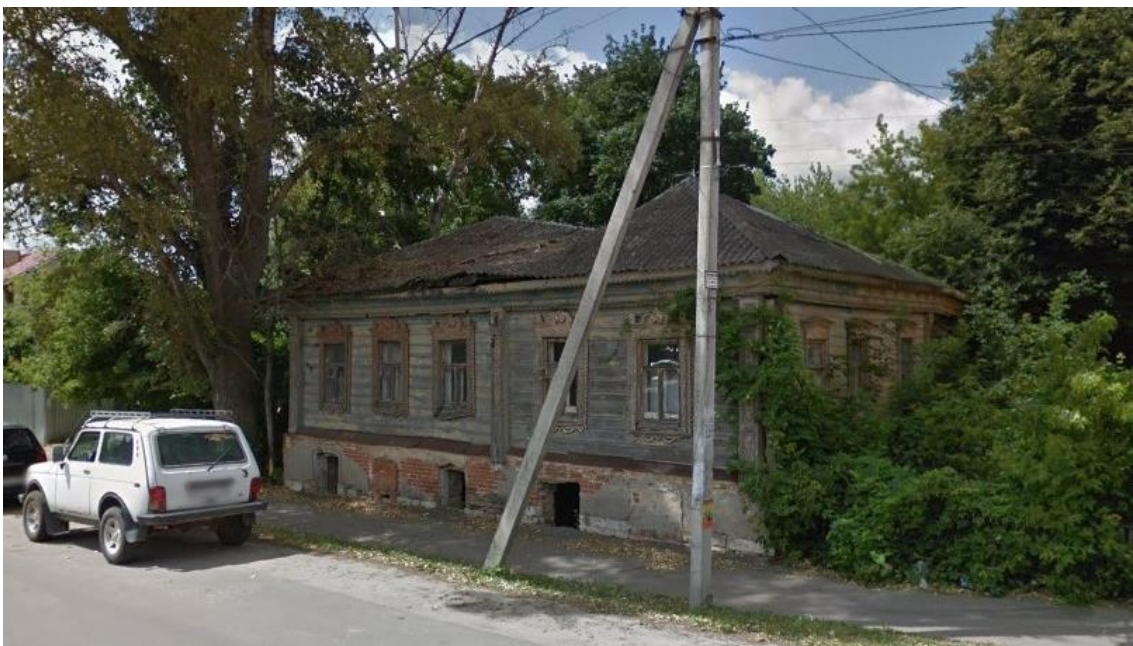
## 6. Building (*Site 6*)

Address: Zaraysk, Meretskova ul. 64

### 6.1. Historic and Cultural Background

Site 6 is not a cultural heritage site.

### 6.2. Photo of the Site



### **6.3. Information on Current Physical Condition and Functional Use**

#### ***Functional Use***

The site is not in use.

#### ***Physical Condition***

In 2008, the apartment building was declared an emergency building and was vacated. At present, Site 6 is property of the Municipality of Zaraysk City District, Moscow Oblast. It is recognized as a non-residential building.

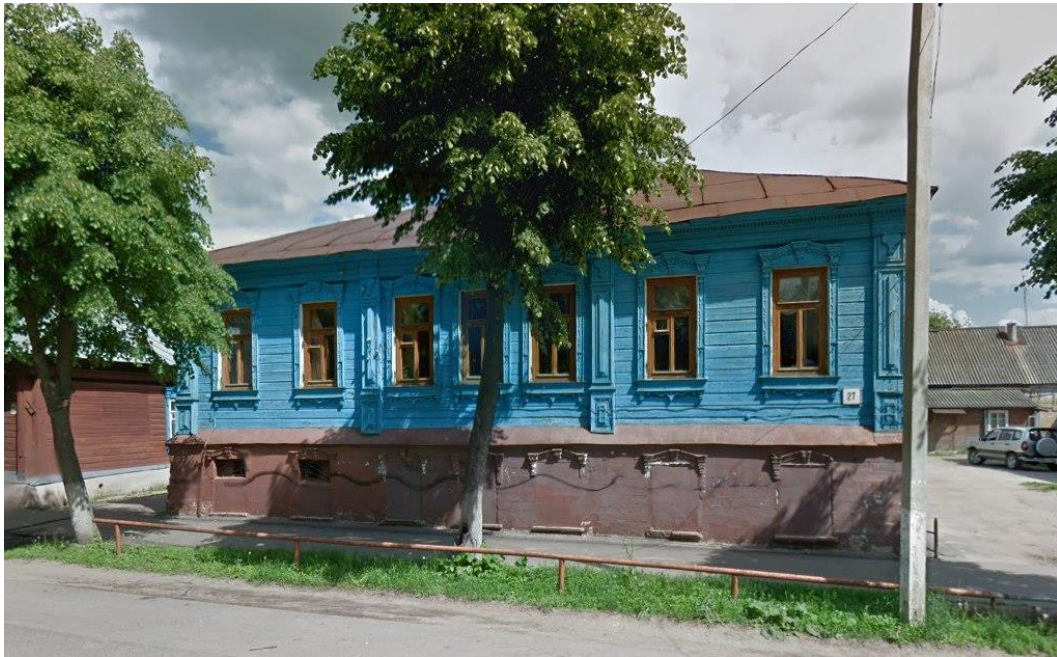
### **7. Housekeeping Workshop (Site 7)**

**Address: Zaraysk, Krasnoarmeyskaya ul. 27**

#### **7.1. Historic and Cultural Background**

Site 7 is not a cultural heritage site.

#### **7.2. Photo of the Site**



### **7.3. Information on Current Physical Condition and Functional Use**

#### ***Functional Use***

The building is used for the needs of the Municipal Unitary Enterprise Zaraysk District Utility Service as housekeeping workshops.

#### ***Physical Condition***

The building requires major repair and reconstruction of the façade. No surveys have been carried out yet.

## **II. Historic Environment Regeneration**

The Project sites are part of a pedestrian route and it is necessary to improve the aesthetic appearance of the buildings. Repair/restoration of façades, roofing works, waterproofing of foundations, repair/replacement of perimeter paving, repair/replacement of window and door assemblies, landscaping, repair of façade side fences, to be identified during the design process, will improve the aesthetic appearance of streets and form a comfortable urban environment.

<b>Site No</b>	<b>Site</b>	<b>Floor area, sq m</b>	<b>Functional use, user information</b>
8	Newly identified cultural heritage site “Vocational School Building”, built in 1875 Address: Zaraysk, Krasnoarmeyskaya ul. 31 (Order No. 35 PB -84 of the Main Department of Cultural Heritage of the Moscow Oblast dated 05.03.2020)	2,927.1	Operational management: Secondary School No. 1 named after V.N. Leonov, Twice Hero of the Soviet Union Property of the Municipality of Zaraysk City District, Moscow Oblast
9	Cultural heritage site of regional importance “Dwelling house, early 19th c.” Address: Zaraysk, Sovetskaya ul. 17\56	465.3	Operational management: Municipal Budgetary Institution "Centralised Accounting Office of Educational Institutions of Zaraysk City District" Property of the Municipality of Zaraysk City District, Moscow Oblast
10	Cultural heritage site of federal importance “The Ivanov House, late 18th c. – 19th c.)” Address: Zaraysk, Karla Marksa ul. 42	485.3	Property of the Municipality of Zaraysk City District, Moscow Oblast Operational management: Golubkina Children's Art School (Music School)
11	Cultural heritage site of regional importance “District Council Building, 1910” Address: Zaraysk, Sovetskaya ul. 23	1,779.1	Property of the Municipality of Zaraysk City District, Moscow Oblast

### III. Other Facilities and Activities

<b>Site No</b>	<b>Site</b>	<b>Scope</b>	<b>Functional use, user information</b>	<b>Work description</b>
12	Monastirka River ravines	Area: ~ 120,000 sq m	The plot has not been demarcated Not in use	Site clearance, cutting of trees with trunks of varying thickness (mainly American maple), shrub removal, and sanitation of the area.
13	Architectural lighting of Site 2 at: Zaraysk, 25 Let Pobedi ul. 21	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast	The commercial potential of this area will be created by changing the functional zoning, highlighting the restored and existing buildings, which will bring out the unique design of the facades.
14	Architectural lighting of Site 1 at: Zaraysk, Karla Marksa ul. 33/19	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast	
15	Architectural lighting of the building at Karla Marksa ul. 36	To be determined during the design stage	Administration of the City of Zaraysk	



16	Architectural lighting of Site 10 at: Zaraysk, Karla Marksa ul. 42	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast Operational management: Golubkina Children's Art School (Music School)	
17	Architectural lighting of Site 5 at: Zaraysk, Dzerzhinskogo ul. 46	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast	
18	Architectural lighting of Site 3 at: Zaraysk, Dzerzhinskogo ul. 51	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast	
19	Architectural lighting of Site 6 at: Zaraysk, Meretskova ul. 64	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast User: MUE "United Utility Service of Zaraysk District"	
20	Architectural lighting of Site 9 at: Zaraysk, Sovetskaya ul. 17/56	To be determined during the design stage	Operational management: Municipal Budgetary Institution "Centralized Accounting Office of Educational Institutions of Zaraysk City District" Property of the Municipality of Zaraysk City District, Moscow Oblast	
21	Architectural lighting of Site 11 at: Zaraysk, Sovetskaya ul. 23	To be determined during the design stage	Property of the Municipality of Zaraysk City District, Moscow Oblast	
22	Architectural lighting of Site 7 at: Zaraysk, Krasnoarmeyskaya ul. 27	To be determined during the design stage		
23	Architectural lighting of Site 8 at: Zaraysk, Krasnoarmeyskaya ul. 31	To be determined during the design stage	Operational management: Secondary School No. 1 named after V.N. Leonov, Twice Hero of the USSR Property of the Municipality of Zaraysk City District, Moscow Oblast	
24	Entrance stelae	six stelae	There is no user	Reconstruction of the lost entrance stelae (welcome signs) will allow reviving the appearance of historical entrance areas of Zaraysk and create new tourist attractions. It is necessary to build these pylons anew.

## IV. Landscaping and Local Improvements

Site No	Site	Scope	Functional use, user information	Work description
25	Improvement of the streets in the selected fragment of the historical center of Zaraysk (Subproject): Pervomayskaya ul., 25 Let Pobedi ul., Karla Marksa ul., Museynaya ul. Kremlevsky Spusk ul., Pozharskogo ul., Kommunarov ul., Dzerzhinskogo ul., Meretskova ul., Dmitriya Blagoeva ul.	145,800 sq m	State Budgetary Institution Mosavtodor  Municipal Budgetary Institution "Upgrading, Housing, Public Utilities and Road Maintenance"	It is necessary to upgrade the streets of the selected fragment of the historical center after the ongoing installation of utilities: repair of the asphalt surface of the roadway, sidewalk paving, landscaping, installation of bicycle paths, if possible, road barriers, street lighting, storm drainage, adaptation for people with disabilities, and installation of navigation, etc. The complete improvement of the streets of the selected area should be done, as each of them is fully included in the specified fragment of the Subproject..
26	Installation of public toilets (in places of recreation)	2 pieces	User: not identified	Installation of two public toilets in places of recreation (along the pedestrian route and in the historical part of the city). Due to the increasing flow of tourists it is necessary to create a comfortable environment on the pedestrian route of the historic Dzerzhinskogo ul. and Muzeynaya ul. The availability of the necessary infrastructure for walking will create an attractive area where tourists and visitors can use the facilities.
27	Renovation of engineering networks (water supply, sewage)	9,000 m	MUE "United Utility Service of Zaraysk District"  Address: Moscow Obast, Zaraysk, Kameneva ul. 2, bld. 1	Renovation of engineering networks.

## V. Provision of Utilities

(external utilities and equipment outside the urban fragment)

Site No	Site	Scope	User / asset holder	Work description
28	<b>Renovation and construction of sewerage and water supply networks connecting the Sites</b> (Loktev House (Karla Marksa ul. 33/19), Merchant's House in Dzerzhinskogo ul. (Dzerzhinskogo ul. 46),	182 m	MUE "United Utility Service of Zaraysk District"  Address: Moscow Oblast, Zaraysk, Kameneva ul. 2, bld. 1	Renovation and construction of sewer and water networks

	Dwelling House, 1st half of 19th c., 2nd half of 19th c. (Dzerzhinskogo ul. 51), and Merchant's House (Meretskova ul. 64) <b>with offsite networks</b>			
29	<b>Reconstruction of heat supply networks (two-pipe heating system)</b>	1,190 m	MUE "United Utility Service of Zaraysk District"  Address: Moscow Oblast, Zaraysk, Kameneva ul. 2, bld. 1	Reconstruction of heat supply networks (about 1,190 m) (two-pipe heating system).

## ***2. ASSIGNMENT OBJECTIVE***

The objective of this assignment is to develop scientific design documents, design documents (design stage level) and technical part of the bidding documents for the following Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast).

The Subproject will result in enhanced development of cultural and tourist potential as a catalyst for socio-economic growth and sustainable development of the historical settlement of federal significance Zaraysk, Moscow Oblast, through integrated development of the historical part of the town, including creation of modern tourist infrastructure aimed at family tourism and appealing to people of all ages.

## ***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, Moscow Oblast government, local authorities of the Zaraysk 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**

### **5.2.1. Special Provisions for Sites 1, 4–29:**

**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 and design documentation and passing the State Historic and Cultural Review (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current legislation).

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.

### **5.2.2. Special Provisions for Sites 2, 3**

**Phase 1:** Conducting Surveys and Studies consists of three Sub-phases, each of which requires a separate Completion report:

- **Completion Report and Conclusion for Sub-phase 1.1** Analysis of existing scientific and design documentation for compliance with current RF regulations
- **Completion Report for Sub-phase 1.2** Carrying out additional surveys and inspections of the cultural heritage site (if necessary)
- **Completion Report and Conclusion for Sub-phase 1.3** Preparation of an opinion on the need to refine the design solutions according to the results of the work carried out under Sub-phases 1.1 and 1.2

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

- **Completion Report for Sub-phase 2.1** Development of additions to the technical part of the scientific design documentation (graphical and textual part), passing the State Historical and Cultural Review (for cultural heritage sites and, if necessary, for sites that require State Historical and Cultural Review under the current legislation). To be prepared, if needed, according to the Opinion on Sub-phase 1.3.
- **Completion Report for Sub-phase 2.2** Development of Design Documents (Design Stage Level).

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.

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, 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) Owners/Users:

- Municipality of Zaraysk City District, Moscow Oblast (Sites 1–5, 8, 12–23);
- Municipality of Zaraysk City District, Moscow Oblast (Site 6);
- MUE "United Utility Service of Zaraysk District" (Sites 7, 27–29);
- Municipal Budgetary Institution "Centralised Accounting Office of Educational Institutions of Zaraysk City District" (Site 9);
- Golubkina Children's Art School (Music School) of the city of Zaraysk (Site 10);
- Municipality of Zaraysk City District, Moscow Oblast; Building of the City of Zaraysk Administration (Site 11);
- State Budgetary Institution "Mosavtodor", Municipal Budgetary Institution "Upgrading, Housing, Public Utilities and Road Maintenance" (Site 25).

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 further amendments).

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

If necessary, the Consultant's representatives shall attend various Project-related meetings.

## **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 1–11:***

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 site, landscape and local improvement planning documents;
- 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:

<b>Position</b>	<b>Required Qualifications</b>
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 12–29:***

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, architectural lighting;
- 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:

<b>Position</b>	<b>Required Qualifications</b>
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 the design of linear-type infrastructure facilities for installation/reconstruction/repair of external utilities.
Land Plot Management Specialist (LPMS)	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 — 2 475 person-days, including:

***For the key experts working on Sites 1–11:***

- Team Leader/CPA — 240 person-days,
- CPE — 240 person-days,
- RA — 495 person-days,

- DE — 495 person-days.

***For the key experts working on Sites 12–29:***

- Team Leader/CPA — 255 person-days,
- CPE — 255 person-days,
- LPMS — 495 person-days.

(ii) Total labor inputs by the entire team — 16 250 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.



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

**Design Works for Sites 1, 4-29: 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	<b>Phase 1: Implementation of surveys and studies</b>						◆	Report for Phase 1									
2	<b>Phase 2: Development of scientific design documents and design documents (design stage level)</b>																
3	<i>Sub-phase 2.1: Development and obtaining clearances for critical design solutions</i>						◆	Report for Sub-phase 2.1									
4	<i>Sub-phase 2.2: Development of scientific design documents and going through the SHCR</i>									◆	Report for Sub-phase 2.2						
5	<i>Sub-phase 2.3: Development of design documents (design stage level)</i>									◆	Report for Sub-phase 2.3						
6	<b>Phase 3: Clearance and approval of scientific design documents and design documents (design stage level)</b>													◆	Report for Phase 3		
7	<b>Phase 4: Development of the technical part of the bidding documents</b>														◆	Report for Phase 4	

## Design Works for Sites 2, 3: Timeline

Table 2

No.	Activity	Months as from commencement of Service provision														
		1	2	3..7	8	9	10	11-16	17	18	19	...	22	23	24	
1	<b>Phase 1: Implementation of surveys and studies</b>															
2	<i>Sub-phase 1.1: Analysis of existing scientific and design documentation for compliance with current RF regulations</i>			◆	Report and Conclusion for Sub-phase 1.1											
3	<i>Sub-phase 1.2: Carrying out additional surveys and inspections of the cultural heritage site (if necessary)</i>				◆	Report for Sub-phase 1.2										
4	<i>Sub-phase 1.3: Preparation of an opinion on the need to refine the design solutions according to the results of the work carried out under Sub-phases 1.1 and 1.2</i>				◆	Report and Conclusion for Sub-phase 1.3										
5	<b>Phase 2: Development of scientific design documents and design documents (design stage level)</b>															
6	<i>Sub-phase 2.1: Development of additions to the technical part of the scientific design documentation (graphical and textual part), going through the SHCR</i>										◆	Report for Sub-phase 2.1				
7	<i>Sub-phase 2.2: Development of design documents (design stage level)</i>										◆	Report for Sub-phase 2.2				
8	<b>Phase 3: Clearance and approval of scientific design documents and design documents (design stage level)</b>													◆	Report for Phase 3	
9	<b>Phase 4: Development of the technical part of the bidding documents</b>														◆	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**

##### **ZARAYSK HISTORIC CORE REGENERATION**

**(Zaraysk, Moscow Oblast)**

## I. DESIGN ASSIGNMENT FOR SITES 1–14

Item	Description	Requirements
1	Design rationale	Contract ZA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)
2	Site and land plot characteristics	<p><i>Site names shall be updated when the title documents are obtained</i></p> <p><b>Site 1. The Loktev House, late 18<sup>th</sup>—early 19<sup>th</sup> century</b>  <b>Address: Zaraysk, Karla Marksa ul. 33/19</b></p> <ul style="list-style-type: none"> <li>• User of the building: the Municipality of the Zaraysk City District, Moscow Oblast  Gross floor area: 540 sq m  Cultural heritage site of federal importance</li> <li>• The land plot is property of the Municipality of the Zaraysk City District, Moscow Oblast  Land plot area: 815 ± 14 sq m</li> </ul> <p><b>Site 2. Dwelling House, early 19<sup>th</sup> c.</b>  <b>Address: Zaraysk, 25 Let Pobedi ul. 21</b></p> <ul style="list-style-type: none"> <li>• User of the building: the Municipality of the Zaraysk City District, Moscow Oblast  Gross floor area: 217.6 sq m  Cultural heritage site of regional importance</li> <li>• The land plot is property of the Municipality of the Zaraysk City District, Moscow Oblast  Land plot area: 2,707 ± 26 sq m</li> </ul> <p><b>Site 3. Dwelling House, 1<sup>st</sup> half of 19<sup>th</sup> c., 2<sup>nd</sup> half of 19<sup>th</sup> c.</b>  <b>Address: Zaraysk, Dzerzhinskogo ul. 51</b></p> <ul style="list-style-type: none"> <li>• User of the building: the Municipality of the Zaraysk City District, Moscow Oblast  Gross floor area: 158.3 sq m  Cultural heritage site of regional importance</li> <li>• The land plot is property of the Municipality of the Zaraysk City District, Moscow Oblast  Land plot area: 1,596 ± 8 sq m</li> </ul> <p><b>Site 4. Augustus Reders Summer House, beginning of 20<sup>th</sup> c.: park</b>  <b>Address: Zaraysk, Pervomayskaya ul., Kirov Park</b></p> <ul style="list-style-type: none"> <li>• User of the building: the Municipality of the Zaraysk City District, Moscow Oblast  Gross floor area: 307 sq m  Cultural heritage site</li> <li>• The land plots are property of the Municipality of the Zaraysk City District, Moscow Oblast  Land plot area: 5,332 ± 26 sq m  Land plot area: 7,783 ± 31 sq m</li> </ul> <p><b>Site 5. Dwelling House</b>  <b>Address: Zaraysk, Dzerzhinskogo ul. 46</b></p>

		<ul style="list-style-type: none"> <li>User of the building: the Municipality of the Zaraysk City District, Moscow Oblast Gross floor area: 155.1 sq m Not a cultural heritage site.</li> <li>The land plot is not demarcated Land plot area: 450 ± 10 sq m</li> </ul> <p><b>Site 6. Building</b> <b>Address: Zaraysk, Meretskova ul. 64</b></p> <ul style="list-style-type: none"> <li>User of the building: the Municipality of the Zaraysk City District, Moscow Oblast Gross floor area: 82.5 sq m Not a cultural heritage site.</li> <li>The land plot is property of the Municipality of the Zaraysk City District, Moscow Oblast Land plot area: 7,800 ± 31 sq m</li> </ul> <p><b>Site 7. Housekeeping Workshop</b> <b>Address: Zaraysk, Krasnoarmeyskaya ul. 27</b></p> <ul style="list-style-type: none"> <li>User of the building: the Municipality of the Zaraysk city District, Moscow Oblast Gross floor area: 292.5 sq m Not a cultural heritage site.</li> <li>Land plot not demarcated.</li> </ul>
3	General Designer	To be selected on a competitive basis.
4	Panning constraints	- Land use and development regulations of Zaraysk City District, Moscow Oblast; - boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	Restoration and reconstruction with adaptation to modern use of cultural heritage, reconstruction of buildings that are not part of cultural heritage. Improvement of the surrounding area. <i>Scope and types of work to be specified during the design phase.</i>
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p><b>Sites 1, 4–7</b></p> <p><b>Phase 1.</b> Implementation of surveys and studies.</p> <p><b>Phase 2.</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1.</b> Development of and obtaining clearances for critical solutions.</p> <p><b>Sub-phase 2.2.</b> Development of scientific design documents and going through the SHCR (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current legislation).</p> <p><b>Sub-phase 2.3.</b> Development of design documents (design stage level).</p> <p><b>Phase 3.</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4.</b> Development of the technical part of the bidding documents.</p> <p><b>Sites 2, 3</b></p> <p><b>Phase 1:</b> Implementation of surveys and studies.</p>

		<p><b>Sub-phase 1.1:</b> Analysis of existing scientific and design documentation for compliance with current RF regulations.</p> <p><b>Sub-phase 1.2:</b> Carrying out additional surveys and inspections of the cultural heritage site (if necessary).</p> <p><b>Sub-phase 1.3:</b> Preparation of an opinion on the need to refine the design solutions according to the results of the work carried out under Sub-phases 1.1 and 1.2.</p> <p><b>Phase 2:</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1:</b> Development of additions to the technical part of the scientific design documentation (graphical and textual part), passing the State Historical and Cultural Review (for cultural heritage sites and, if necessary, for sites that require State Historical and Cultural Review under the current legislation). To be prepared, if needed, according to the Opinion on Sub-phase 1.3.</p> <p><b>Sub-phase 2.2:</b> Development of design documents (design stage level).</p> <p><b>Phase 3:</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4:</b> Development of the technical part of the bidding documents.</p>
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	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

	solutions	<p>rehabilitation works. The AS plans shall show the location of technological equipment. The Consultant shall also develop interior and color solutions.</p> <p>Spatial plans shall be developed on the basis of archived materials and restoration assignment.</p> <p>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.</p>
14	Requirements to structural solutions	<p>To design structural interventions to prevent a destructive effect on the surrounding built-up environment (if necessary).</p> <p>To design structural and technological interventions with a view to preserving the front façades.</p> <p>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.</p> <p>Structural elements of the buildings shall be designed with due regard for the engineering/technological equipment load.</p>
15	Requirements to technological solutions and equipment	<p>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. The workplaces shall be equipped with furniture, PCs, peripheral equipment, printers and MFPs.</p>
16	Requirements to utility connection solutions	<p>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).</p>
17	Power supply	<p>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.</p> <p>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.</p> <p>The electrical service panel shall have automatic switches (if necessary, RCCB, DPR) on the lines that feed power sockets, lighting fixtures and technological equipment.</p> <p>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.</p> <p>The story-level switchboards shall be located in power niches or special</p>

		<p>premises (switchboard rooms).</p> <p>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).</p> <p>To envisage power sockets in public areas to plug in cleaning equipment.</p> <p>Power metering units shall be installed at feeding points. They should be located in electrical meter boxes (EMB).</p> <p>If necessary, to envisage wiring for storage water heaters in places proposed for their installation.</p> <p>The electrical equipment design shall meet the Electrical Code (EC) and effective regulations of the Russian Federation.</p>
18	Lighting	<p>Lighting shall be designed pursuant to the existing regulations.</p> <p>System voltage:</p> <ul style="list-style-type: none"> <li>- 220 V for primary, emergency, standby and evacuation lighting.</li> </ul> <p>Estimate and make a 3D presentation of external and internal illumination intensity.</p> <p>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.</p> <p>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.</p> <p>To design artistic lighting for exhibitions and displays.</p> <p>Lighting shall be designed and estimated taking into account that:</p> <ul style="list-style-type: none"> <li>- public zones and service spaces/rooms shall be equipped with energy saving LED lighting fixtures;</li> <li>- street lights shall have both manual and automatic control.</li> </ul> <p>The buildings shall have a number plaque with photo relay-controlled lighting.</p> <p>Lightning protection shall be designed according to effective regulations.</p>
19	Water supply	<p>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.</p> <p>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.</p> <p>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</p>



		<p>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.</p> <p>Water to plumbing fixtures shall be supplied via flexible joints with stainless steel shields.</p> <p>The pipelines shall be insulated.</p> <p>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).</p> <p>Estimates of the required demand of service and drinking water shall be established on the basis of the effective standards.</p>
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	<p>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.</p> <p>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.</p> <p>The sanitation system shall have vent valves releasing air into the outdoor network.</p> <p>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.</p> <p>Incidental discharges of relatively clean effluents from pumping station/heating point pits shall be channeled into the combined sewer.</p> <p>The pits shall be equipped with drainage pumps.</p>
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	<p>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.</p> <p>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.</p> <p>Heating systems of air handling units: separate (depending on the functional use of premises). Control with balancing valves; compensation through compensators.</p>

		<p>Mechanical ventilation and ventilation unit heating systems shall be automated, and data on all parameters shall be transmitted to the dispatch center.</p> <p>The automatic control of the heat supply and ventilation system shall:</p> <ul style="list-style-type: none"> <li>- maintain required and efficient heating parameters under possible variations of user loads;</li> <li>- reduce heat consumption using weather compensation technology;</li> <li>- carry out continuous monitoring, change parameters, and adjust and diagnose the operation of the equipment and the system as a whole;</li> <li>- give an accident signal in case an emergency situation is identified, and take actions to reduce damage.</li> </ul> <p>The heat supply/ventilation system dispatch function shall:</p> <ul style="list-style-type: none"> <li>- provide for remote control of the system operation;</li> <li>- archive operating parameters;</li> <li>- if necessary, allow remote control of the system (for example, to change the setup variables).</li> </ul> <p>Dispatching shall be both local (controllers connected to the dispatcher's computer within LAN) and remote (via the Internet).</p> <p>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.</p>
24	Heating	<p>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.</p> <p>The design shall provide for the use of energy efficient heating devices allowing independent adjustment of each device.</p> <p>Radial pipe distribution from the manifold shall be considered. To envisage control by balancing valves and compensation by bellow compensators.</p> <p>Staff rooms and service spaces shall have a heating system as required by the effective standards.</p>
25	Ventilation	<p>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.</p> <p>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.</p> <p>A ventilation automation/dispatch system shall be designed. To develop specifications for combined heating/ventilation (HV) systems.</p>
26	Air conditioning	<p>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.</p>

27	Fire ventilation	<p>The design shall determine the need for fire ventilation. Smoke exhaust pressurization systems shall meet the existing regulations.</p> <p>The type of smoke exhaust ventilators shall be determined by the design. To envisage built-in insulated back pressure valves.</p> <p>Pressurization fans: electric, roof-mounted/duct/axial with built-in insulated back pressure valves/insulated dumpers.</p> <p>For air-lock premises/fire safety zones for low-mobility visitors, to design separate systems with open and closed door options.</p> <p>Fire ventilation shall be automated and transmit data on power/malfunction/operating mode to the dispatch center.</p> <p>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.</p>
28	Automation of the ventilation and air conditioning systems	<p>The automation system shall provide for:</p> <ul style="list-style-type: none"> <li>- switching off/on and indicating the operating modes (operation/accident) of the ventilation systems;</li> <li>- switching off the ventilation systems after a fire alarm signal;</li> <li>- automatic maintaining the selected temperature of intake air;</li> <li>- control/monitoring of the operation and conditions of the ventilation system fans;</li> <li>- control of air filters' contamination;</li> <li>- protection of the ventilation system fans from current overload and short circuit;</li> <li>- frequency control of fan performance of ventilation systems.</li> </ul> <p>In the control panels of ventilation systems to provide output of the parameter "malfunction" to the control room.</p> <p>The air conditioning system shall have wireless control panels. The designer shall develop automation schemes and panels.</p>
29	Installation of telephone and computer lines	<p>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.</p> <p>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.</p>
30	Integrated TV reception system	<p>The system shall be developed in accordance with the specifications. Develop structural and circuit diagrams of connections.</p>
31	Radio system installation	<p>The radio system should be designed in accordance with the specifications. Develop structural and circuit diagrams of connections.</p>
32	Video surveillance and emergency communication	<p>Video surveillance system shall be planned to monitor the building perimeter and rooms inside the building for the following areas:</p> <ul style="list-style-type: none"> <li>- façades of the complex with main and evacuation exits;</li> <li>- exits to the roof of the building.</li> </ul> <p>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.</p> <p>It should be possible to process and record information digitally on a</p>

		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/	To be executed in accordance with current norms and rules (if necessary).

	dismantling management plan	
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 SNIIP 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, 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.
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; - Order No. 34 BP-6 dated 14.04.2021 of the Main Department of Cultural Heritage of the Moscow Oblast "On including archaeological heritage sites of the Moscow Oblast in the list of identified cultural heritage sites, and approval of the boundary of the site territory and the regime of its use"; - 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; - Order No. 2475 of the Ministry of Culture of the Russian Federation of 29 September 2015 "On Approval of the Boundaries of the Territory and the Object of Protection of the Historical Settlement of Federal Importance Town of Zaraysk, Moscow Oblast" 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 development of priority emergency response activities	To be developed, if necessary.
51	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.

## II. DESIGN ASSIGNMENT FOR SITES 8–11

Item	Description	Requirements
1	Design rationale	Contract ZA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)

2	Site and land plot characteristics	<b>Site No</b>	<b>Site</b>	<b>Site information</b>
		8	Newly identified cultural heritage site “Vocational School Building”, built in 1875 Address: Zaraysk, Krasnoarmeyskaya ul. 31	Cadaster No: 50:38:0070116:152, school, Title owner Municipality of Zaraysk City District, Moscow Oblast Operational management: Secondary School No. 1 named after V.N. Leonov, Twice Hero of the Soviet Union, INN: 5014007492 Gross floor area: 2,927.1 sq m
		9	Cultural heritage site of regional importance “Dwelling house, early 19 <sup>th</sup> c.” Address: Zaraysk, Sovetskaya ul. 17\56	Cadaster No. 50:38:0070121:58, Title owner Municipality of Zaraysk City District, Moscow Oblast Operational management: Municipal Budgetary Institution "Centralised Accounting Office of Educational Institutions of Zaraysk City District" Gross floor area: 465.3 sq m
		10	Cultural heritage site of federal importance “The Ivanov House, late 18 <sup>th</sup> c. – 19 <sup>th</sup> c.)” Address: Zaraysk, Karla Marksa ul. 42	Cadaster No. 50:38:0070115:26, Title owner Municipality of Zaraysk City District, Moscow Oblast Operational management: Golubkina Children's Art School Gross floor area: 485.3 sq m
		11	Cultural heritage site of regional importance “District Council Building, 1910” Address: Zaraysk, Sovetskaya ul. 23	Cadaster No. 50:38:0070131:228; 50:38:0070131:230; 50:38:0070131:231; 50:38:0070131:232, Title owner Municipality of Zaraysk City District, Moscow Oblast Gross floor area: 1,779.1sq m
3	General Designer	To be selected on a competitive basis.		
4	Planning constraints	- Zaraysk land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.		
5	Type of works	Repair work, restoration work (if necessary) of facades, roofs; waterproofing of foundations, repair/replacement of window/door assemblies. Scopes and types of work to be specified during the design phase.		
6	Financial source	NDB Loan and federal budget.		
7	Design phases	<p><b>Phase 1.</b> Implementation of surveys and studies.</p> <p><b>Phase 2.</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1.</b> Development of and obtaining clearances for critical solutions.</p> <p><b>Sub-phase 2.2.</b> Development of scientific design documents and going through the SHCR (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current</p>		

		<p>legislation).</p> <p><b>Sub-phase 2.3.</b> Development of design documents (design stage level).</p> <p><b>Phase 3.</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4.</b> Development of the technical part of the bidding documents.</p>
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 decorative lighting elements, the inner courtyard and adjacent areas.
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 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 for People with Disabilities	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).
17	Requirements to the section Civil Defense	To be executed in accordance with current norms and rules.



	Activities and Preparedness for Natural/Industrial Disasters	
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	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; - Order No. 34 BP-6 dated 14.04.2021 of the Main Department of Cultural Heritage of the Moscow Oblast "On including archaeological heritage sites of the Moscow Oblast in the list of identified cultural heritage sites, and approval of the boundary of the site territory and the regime of its use"; - 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; - Order No. 2475 of the Ministry of Culture of the Russian Federation of 29 September 2015 "On Approval of the Boundaries of the Territory and the Object of Protection of the Historical Settlement of Federal Importance Town of Zaraysk, Moscow Oblast" 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.

### III. DESIGN ASSIGNMENT FOR SITES 12–24

Item	Description	Requirements			
1	Design rationale	Contract ZA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)			
2	Site and land plot characteristics	<b>Site No</b>	<b>Site</b>	<b>Types of work</b>	<b>Scope, units</b>
		12	Monastirka River ravines	Site clearance, cutting of trees with trunks of varying thickness, shrub removal, and sanitation of the area.	to be determined during the design phase ~12 hectares
		13	Architectural lighting of Site 2 at: Zaraysk, 25 Let Pobedi ul. 21	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		14	Architectural lighting of Site 1 at: Zaraysk, Karla Marksa ul. 33/19	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		15	Architectural lighting of the building at Karla Marksa ul. 36	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		16	Architectural lighting of Site 10 at: Zaraysk, Karla Marksa ul. 42	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		17	Architectural lighting of Site 5 at: Zaraysk, Dzerzhinskogo ul. 46	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase

		18	Architectural lighting of Site 3 at: Zaraysk, Dzerzhinskogo ul. 51	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		19	Architectural lighting of Site 6 at: Zaraysk, Meretskova ul. 64	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		20	Architectural lighting of Site 9 at: Zaraysk, Sovetskaya ul. 17/56	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		21	Architectural lighting of Site 11 at: Zaraysk, Sovetskaya ul. 23	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		22	Architectural lighting of Site 7 at: Zaraysk, Krasnoarmeyskaya ul. 27	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		23	Architectural lighting of Site 8 at: Zaraysk, Krasnoarmeyskaya ul. 31	Architectural lighting of buildings within the selected fragment of the historic center	to be determined during the design phase
		24	Entrance stelae	Reconstruction of six entrance stelae at the entrance to Zaraysk	to be determined during the design phase
3	General Designer	To be selected on a competitive basis.			
4	Planning constraints	- Zaraysk land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.			
5	Type of works	Ravine clearance, cutting of trees with trunks of varying thickness, shrub removal, and sanitation of the area. Architectural lighting of buildings. Reconstruction of the historic entrance stelae. Type and scope of works shall be determined during the design phase.			

6	Financial source	NDB Loan and federal budget.
7	Design phases	<p><b>Phase 1.</b> Implementation of surveys and studies.</p> <p><b>Phase 2.</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1.</b> Development of and obtaining clearances for critical solutions.</p> <p><b>Sub-phase 2.2.</b> Development of scientific design documents and going through the SHCR (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current legislation).</p> <p><b>Sub-phase 2.3.</b> Development of design documents (design stage level).</p> <p><b>Phase 3.</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4.</b> Development of the technical part of the bidding documents.</p>
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 construction management plan	To be executed in accordance with current norms and rules.
10	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
11	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.
12	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.

13	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	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	To be developed in accordance with the effective standards and regulations 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	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; - Order No. 34 BP-6 dated 14.04.2021 of the Main Department of Cultural Heritage of the Moscow Oblast "On including archaeological heritage sites of the Moscow Oblast in the list of identified cultural heritage sites, and approval of the boundary of the site territory and the regime of its use"; - 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; - Order No. 2475 of the Ministry of Culture of the Russian Federation of 29 September 2015 "On Approval of the Boundaries of the Territory and the Object of Protection of the Historical Settlement of Federal Importance Town of Zaraysk, Moscow Oblast" 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.
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#### IV. DESIGN ASSIGNMENT FOR SITES 25–27

Item	Description	Requirements			
1	Design rationale	Contract ZA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)			
2	Site and land plot characteristics	<i>Scope of works shall be specified at the design stage.</i>			
		<b>Site No</b>	<b>Site</b>	<b>Types of work</b>	<b>Scope of work, units</b>
		25	Pervomayskaya ul., 25 Let Pobedi ul., Karla Marksa ul., Dmitriya Blagoeva ul. , Museynaya ul. Kremlevsky Spusk ul., Pozharskogo ul., Kommunarov ul., Dzerzhinskogo ul., Meretskova ul.	Improvement of streets in the selected fragment of the historical center of Zaraysk (Subproject). Installation of small architectural forms within the boundaries of the historic center: fences, fountains, stairs, outdoor lighting (landscape lights), stands for posters and adverts, garden and park facilities (arbours, rotundas, pergolas, garden sculptures, flowerpots, park benches, and other garden furniture), etc. Installation of two fixed-site toilets in Dzerzhinskogo ul. and Muzeynaya ul.	to be determined during the design phase ~ <b>145,800 sq m</b>
		26	Installation of public toilets (in places of recreation)	Installation of two fixed-site toilets in Dzerzhinskogo ul. and Muzeynaya ul.	to be determined during the design phase 2 pieces
		27	Renovation of engineering networks (water supply, sewage)	Renovation of engineering networks of the selected fragment of the historical center.	to be determined during the design phase ~ <b>9,000 m</b>
3	General Designer	To be selected on a competitive basis.			
4	Planning constraints	- Zaraysk land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.			

5	Type of works	<p>Renovation of engineering networks (water supply, sewerage), landscaping of streets of the selected fragment of the historic center after the ongoing installation of utilities: repair of asphalt covering of the roads, sidewalk paving, landscaping, installation of bicycle paths, road barriers, street lighting, small architectural forms, storm water drainage, adaptation for people with disabilities, placement of navigation, and installation of public toilets.</p> <p>Types and scope of works to be specified during the design phase.</p>
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p><b>Phase 1.</b> Implementation of surveys and studies.</p> <p><b>Phase 2.</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1.</b> Development of and obtaining clearances for critical solutions.</p> <p><b>Sub-phase 2.2.</b> Development of scientific design documents and going through the SHCR (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current legislation).</p> <p><b>Sub-phase 2.3.</b> Development of design documents (design stage level).</p> <p><b>Phase 3.</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4.</b> Development of the technical part of the bidding documents.</p>
8	Requirements to general layout of the land plot	<p>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.</p>
9	Requirements to construction management plan	To be executed in accordance with current norms and rules.
10	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.

11	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.
12	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
13	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
14	Requirements to cost estimates	To be developed in accordance with the effective standards and regulations as well as expert review requirements, if any.
15	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.
16	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; - Order No. 34 BP-6 dated 14.04.2021 of the Main Department of Cultural Heritage of the Moscow Oblast "On including archaeological heritage sites of the Moscow Oblast in the list of identified cultural heritage sites, and approval of the boundary of the site territory and the regime of its use"; - 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; - Order No. 2475 of the Ministry of Culture of the Russian Federation of 29 September 2015 "On Approval of the Boundaries of the Territory and the Object of Protection of the Historical Settlement of Federal Importance Town of Zaraysk, Moscow Oblast" and other effective regulations and rules.
17	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.
18	Requirements to materials and equipment to be used for project implementation	<p>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.</p> <p>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.</p> <p>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.</p>

## V. DESIGN ASSIGNMENT FOR SITES 28, 29

Item	Description	Requirements											
1	Design rationale	Contract ZA(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Zaraysk Historic Core Regeneration (Zaraysk, Moscow Oblast)											
2	Site and land plot characteristics	<i>Scope of works shall be specified at the design stage.</i>											
		<table border="1"> <thead> <tr> <th>Site No</th> <th>Site</th> <th>Scope of work, units</th> </tr> </thead> <tbody> <tr> <td></td> <td><b>Renovation and construction of sewerage and water supply networks connecting the Sites with offsite networks</b></td> <td rowspan="2">to be determined during the design phase ~ <b>182 m</b></td> </tr> <tr> <td>28</td> <td>Loktev House (Karla Marksa ul. 3/19), Merchant's House in Dzerzhinskogo ul. (Dzerzhinskogo ul. 46), Dwelling House, 1<sup>st</sup> half of 19th c., 2nd half of 19th c. (Dzerzhinskogo ul.51), Merchant's House in Meretskova ul. (Meretskova ul. 64)</td> </tr> <tr> <td>29</td> <td><b>Reconstruction of heat supply networks (two-pipe heating system)</b> within the selected fragment of the historic center of Zaraysk.</td> <td>to be determined during the design phase ~ <b>1,190 m</b></td> </tr> </tbody> </table>	Site No	Site	Scope of work, units		<b>Renovation and construction of sewerage and water supply networks connecting the Sites with offsite networks</b>	to be determined during the design phase ~ <b>182 m</b>	28	Loktev House (Karla Marksa ul. 3/19), Merchant's House in Dzerzhinskogo ul. (Dzerzhinskogo ul. 46), Dwelling House, 1 <sup>st</sup> half of 19th c., 2nd half of 19th c. (Dzerzhinskogo ul.51), Merchant's House in Meretskova ul. (Meretskova ul. 64)	29	<b>Reconstruction of heat supply networks (two-pipe heating system)</b> within the selected fragment of the historic center of Zaraysk.	to be determined during the design phase ~ <b>1,190 m</b>
		Site No	Site	Scope of work, units									
	<b>Renovation and construction of sewerage and water supply networks connecting the Sites with offsite networks</b>	to be determined during the design phase ~ <b>182 m</b>											
28	Loktev House (Karla Marksa ul. 3/19), Merchant's House in Dzerzhinskogo ul. (Dzerzhinskogo ul. 46), Dwelling House, 1 <sup>st</sup> half of 19th c., 2nd half of 19th c. (Dzerzhinskogo ul.51), Merchant's House in Meretskova ul. (Meretskova ul. 64)												
29	<b>Reconstruction of heat supply networks (two-pipe heating system)</b> within the selected fragment of the historic center of Zaraysk.	to be determined during the design phase ~ <b>1,190 m</b>											
3	General Designer	To be selected on a competitive basis.											
4	Planning constraints	- Zaraysk land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.											
5	Type of works	Major repair/reconstruction of utilities.											

6	Financial source	NDB Loan and federal budget.
7	Design phases	<p><b>Phase 1.</b> Implementation of surveys and studies.</p> <p><b>Phase 2.</b> Development of scientific design documents and design documents (design stage level):</p> <p><b>Sub-phase 2.1.</b> Development of and obtaining clearances for critical solutions.</p> <p><b>Sub-phase 2.2.</b> Development of scientific design documents and going through the SHCR (for cultural heritage sites; and, if necessary, for sites requiring state historic and cultural review in accordance with the current legislation).</p> <p><b>Sub-phase 2.3.</b> Development of design documents (design stage level).</p> <p><b>Phase 3.</b> Clearance and approval of scientific design documents and design documents (design stage level).</p> <p><b>Phase 4.</b> Development of the technical part of the bidding documents.</p>
8	Type of works	All parameters shall be defined during the design phase.
9	Requirements to construction management plan	To be executed in accordance with current norms and rules.
10	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
11	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.
12	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
13	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
14	Requirements to cost estimates	To be developed in accordance with the effective standards and regulations as well as expert review requirements, if any.

15	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.
16	Requirements to composition and contents of documents and regulatory acts used as a basis for design	<p>As set out in:</p> <ul style="list-style-type: none"> <li>- The Town Planning Code of the Russian Federation;</li> <li>- Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections;</li> <li>- Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements;</li> <li>- Order No. 34 BP-6 dated 14.04.2021 of the Main Department of Cultural Heritage of the Moscow Oblast "On including archaeological heritage sites of the Moscow Oblast in the list of identified cultural heritage sites, and approval of the boundary of the site territory and the regime of its use";</li> <li>- 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;</li> <li>- Order No. 2475 of the Ministry of Culture of the Russian Federation of 29 September 2015 "On Approval of the Boundaries of the Territory and the Object of Protection of the Historical Settlement of Federal Importance Town of Zaraysk, Moscow Oblast"</li> </ul> <p>and other effective regulations and rules.</p>
17	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.
18	Requirements to materials and equipment to be used for project implementation	<p>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.</p> <p>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.</p> <p>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.</p>