

1.1 Client and Project Information

Name of Client/Organization CMC		Name of Project Kvareli Hotel	
Name of Contact Person Salome Jishkariani		Project Location Kvareli	Project No. KVAHOT
E-mail Address of Contact Person s.jishkariani@tenderers.net		City Kvareli	Province Kakheti
City Tbilisi	Country Georgia	Postal Code 0179	
Telephone Number +99532 224-0717	Ext. 113	Fax Number N/A	-

1.2 Project Description:

*The project is located in Kakheti, Kvareli region, about 2 hours from Tbilisi, 11 min drive from Kvareli Lake. The project is on a land of 461,586.00 m2 with rivers, springs, lakes, ponds, hills, forests, vineyard. Required Accommodations: Approximately 60 rooms plus/minus 5 rooms. Hotel expected area should be approximately 3000-4000 m2. The gallery's building includes a modern design cellar (semi basement level). The expositional part and the other facilities should overview lake (indicated on photos attached). We are expecting each floor area of the gallery will be 500-800 m2. Hotel to be Low Rise, Modern but warm, Grey but with some colors - Mediterranean in the country side, I.e. grey, white, and modern, with use of materials that give a homey softness. Stimulating & Comfortable, Embracing nature, Transparency, with the integration of wine, vineyards, and Art Gallery as an important part of the project. At the Kvareli Hotel, we see each project as a very unique, one-off project, and the vision is to make it very singular and ultimate. Hotel should be Different and distinct from everyone. The Kvareli Hotel aims to be an exclusive destination 2 hour from Tbilisi. **What we don't want - Another classical "old made" hotel.***

1.3 Evaluation Factors:

- Submitted documents will be reviewed by the Client and the best idea will be chosen.
- Responsiveness to the requirements set forth in the RFP
- Relevant past performance/experience
- Cost

1.4 Submission Guidelines & Requirements:

- Bidders must visit the site
- Provide Portfolios
- A technical proposal must be provided not more than 3 pages. This technical proposal must provide an overview of the proposed solution. Resumes of all key personnel performing the work should be provided. In addition, the technical proposal should provide a proposed schedule and milestones.
- A price proposal should indicate total price for concept design and firm fixed price per m2 for the all project sections listed in the section 1.6.

1.5 Required Documentation for the Concept Design:

For this stage bidders to provide:

- *Sketch for Hotel, Wine Cellar and Art Gallery (Location is indicated on the photos attached).*
- *Hotel, Wine Cellar and Art Gallery layout sketch;*
- *Min. 1-2 renders for Interior;*
- *Min. 3-4 renders for Exterior;*
- *Technical Proposal;*
- *Photo collage;*
- *Mood Board;*
- *Price Proposal;*

Consultants should provide their deliverable on time, which after all will be discussed by the special committee.

They will be requested to make a presentation (with all supportive materials mentioned above) and explain in details to the commission their approach;

1.6 Required Sections for Price Proposal:

A price proposal must be provided not more than 2 pages. This price proposal should indicate the fixed price for the project sections:

- *Concept Design – see all parts in the section 1.5, - total price is required;*
- *General Landscape decision;*
- *Architectural Project Detail Design;*
- *Interior Project;*
- *Structural Project (Optional)*
- *MEP Project (Optional)*

The company reserves the right to purchase the Sections separately.

1.7 Timeline of Project:

- *The RFP will be posted on our website, www.tenderers.net and can be downloaded from there directly as of 10 a.m. on August 7, 2018.*
- *Respondents to this RFP must submit one original and electronic copies of their proposal. Responses must be received no later than September 10, 2018.*
- *By including a time frame in your RFP, you're able to eliminate any vendor who can't work within your time constraints. Our company hopes to finish the project within five months, but we're open to negotiation for the right candidate.*

Start Design Work:
10.August, 2018

Finish Design Work:
10. September, 2018

Start Detailed Design:
20.September.2018

1.8 Additional Requirements and /or Conditions:

This is an architectural contest

Total Requirements for area design are provided in RFP attached.

The following documents will be attached with this SoW:

- 1. Topo plan of the property;*
- 2. Photos and aerial views with possible location of the hotel*

All documents –SoW and RFP should be reviewed all at once.