

REQUEST FOR EXPRESSIONS OF INTEREST

Consulting Services – firms selection

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

Assignment Title:

Development of Scientific Design Documents, Design Documents (Design Stage Level) and Technical Part of Bidding Documents for the Subproject: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast)

Reference No: BE(d)

Date: November 1, 2021

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

The consulting services (hereinafter “the Services”) include:

- conducting all necessary surveys, explorations and other preliminary tasks required for preparation of the Design documents, including section on restoration;
- preparation of the Design documents and obtaining their approval under the applicable law of the Russian Federation;
- preparation of technical part of bidding documents to the extent necessary and sufficient for selection of a Contractor under Sub-Project for Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula 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 a number of sites, including cultural heritage sites, and their adaptation for cultural institutions' needs, as well as historic environment regeneration activities, landscaping and local improvements in the city center aiming to promote development of cultural and educational tourism.

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 BRICS 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 provision of utilities; all such contracts may be under implementation.

The validity of the above experience may be confirmed either with separate contracts or as part of a single contract.

2. Availability of staff with appropriate qualification and skills to be proposed for the assignment.

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

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

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

Consultants may obtain further information from FISP (address below) on working days from 10.00 to 17.00 hours. Draft Terms of Reference for the assignment can be downloaded upon registration at the FISP website at the following link:

<http://www.fisp.spb.ru/projects/istoricheskije-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 November 23, 2021.

FISP reserves the right not to consider Expressions of Interest received later than November 23, 2021.

Saint Petersburg Foundation for Investment Projects (FISP)

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TERMS OF REFERENCE

Development of Scientific Design Documents, Design Documents (Design Stage Level) and Technical Part of Bidding Documents for the Subproject: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast)

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 Participating Cities with a focus on preservation and development of cultural heritage to drive tourism related revenues and improve the municipal economy.

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 Settlement 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.

Following a competitive selection process, 8 subprojects were selected, including a subproject proposed by the Tula Oblast Government entitled **Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment** (Belyov, Tula Oblast) (the Subproject). Within the framework of these Terms of Reference, the Subproject includes the following sections:

- restoration and reconstruction of 13 sites, including 4 cultural heritage sites, and their adaptation for cultural institutions' needs;
- landscape enhancement and local improvements;
- provision of utilities (outdoor utilities and equipment outside the urban fragment).

I. Restoration and Reconstruction of 13 Sites, Including 4 Cultural Heritage Sites, and Their Adaptation for Cultural Institutions' Needs

Site location in Belyov



1. A Residential House, 19th c.

Address: Belyov, Ul. K. Marxa, 81 (Site 1).

1.1. Historic and Cultural Background

Site 1: a newly identified site of historic and cultural value. The house was built in the 19th century. It is a two story brick building with a basement and a pitch roof. The main southern 7-axis façade is located on the frontage line in Ul. K. Marxa. The building is an example of the Russian provincial classicism.

External decorative elements include: a crowning stepped cornice with a plain frieze; a 3-axis avant-corps in the central part of the façade; pilasters on the second floor; a rusticated wall of the avant-corps (first floor); rusticated pilasters in the corners of the first floor; and a string course.

1.2. A photo of the site



1.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

Serviceability of the external architectural and structural elements of the newly identified site is limited.

The brick walls are plastered and painted. Defects: partially lost plaster layer; missing bricks; cracks in the plaster layer; and peeling and dirty paint.

The pitch roof is covered with corrugated asbestos cement sheets. Judging by leakage traces on the ceilings, the condition of the roof is unsatisfactory.

There are missing parts in the decorative elements which are partly destroyed. Serviceability of the internal architectural, structural and decorative elements of the newly identified site is limited.

The structural floors are made of wooden beams. The ceilings are flat. Defects: missing plaster in certain places; cracks in the plaster layer; traces of leakages; and uneven surface of the ceilings.

The flooring is linoleum. Defects: unstable and sloping floors with missing sections and swollen linoleum.

The internal walls are made of bricks, the partitions are made of wood and plastered. Finishing: paint and wallpaper. Defects: cracks in the plaster layer; peeling plaster and paint; and dirt on the paint layer.

Single and double leaf doors are made of wood. Defects: skewed door frames; cracked wood; and missing sections in the paint layers.

The window units are made of wood. Defects: the wood is cracked and punky, and the paint layer is partly lost.

The single flight staircase is made of wood. Defects: it is slightly inclined, and the paint layer is partly lost.

2. Town Hall, 1787, 1832 (Site 2)
Address: Belyov, Pl. Revolutsii, 7

2.1. Historic and Cultural Background

Site 2: a newly identified site of historic and cultural value.

The Town Hall in Kupecheskaya Square was built in 1787. The third floor with a tower was added later in 1832.

During the Soviet period until 1941, the former government building was adapted for the use as a museum.

The building, unique for central Russia and resembling West European town halls, suffered significant changes in the 20th century losing the tower over the central part of the building.

2.2. A photo of the site



2.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

The external architectural and structural elements of the newly identified site are serviceable.

The brick plinth is plastered and painted. Defects: cracks in the plaster layer; missing sections in the plaster layer; excessive moistening of the western façade plinth; and cracks between the plinth and blind area.

The brick walls are plastered and painted. Defects: cracks in the plaster layer; missing sections in the plaster layer on the western façade; excessive moistening of the lower parts of the walls on the western and eastern façades; damaged brick masonry in places where the plaster layer is lost on the western façade; and missing sections of the paint layer.

The pitch roof has a complex profile. There is a small modern brick addition over the central part of the building where the tower used to be located.

The load-bearing rafter system is made of wood and the lathing is made of boards.

The roof is covered with corrugated asbestos cement sheets, and the roof of the addition is covered with metal sheets.

Defects: a sagging roof ridge; cracked and punky wood of the rafters, eaves plate and lathing; cracked and cleaved surface of the corrugated asbestos cement sheets which are loosely attached to the lathing; and metal is corroded.

The rainwater downpipe system is lost.

There are missing elements in the décor.

The internal architectural, structural and decorative elements of the newly identified site are serviceable.

The structural floors are made of wooden beams. The ceilings are plastered over a splint layer and finished by whitewash, emulsion coating, and veneer. Defects: cracks in the plaster layer; cracks in the walls (south west part of the 2nd floor); missing sections in the plaster layer (2nd floor, Rooms 27 and 28).

The wooden floors are painted and covered with linoleum. The floors in the lobby, bathroom and staircase landings are covered with ceramic tiles. Defects: gaps between boards; punky wood; unstable floors (in some rooms); cleaved, cracked and partly missing ceramic tiles; and worn-out damaged linoleum in some places.

The internal walls are made of bricks and plastered. Finishing: emulsion coating; paint; and ceramic tiles. Defects: cracks in the plaster layer (2nd floor: Rooms 21, 23, 24, 27, 28; 1st floor: service space, corridor, toilets); traces of fungal decay in the lower part of the walls (1st floor, Rooms 7, 8, 9, 11); and uneven, dirty and partly missing paint layer.

The main entrance consists of two single leaf metal doors and an arched transom window. The inner wooden framed doors have one or two leaves and are painted. Defects: partly missing paint layer; slightly cleaved wood; and cracks in certain door panels.

The window units are made of wood. Defects: partly missing paint layer; gaps between the units and frames; cracked and punky wood.

The staircase has three flights of stairs: the middle flight is made of white stone, while the other flights are made of concrete. The staircase has a metal baluster and wooden handrails. The stairs, handrails and baluster are painted. Defects: cleaved white stone steps; and partly missing paint layer.

3. The House Where the Soviet Power Was Proclaimed on January 23, 1918, 19th c. Address: Belyov, Ul. Sovetskaya, 34, Lit. A, A1 (Site 3)

3.1. Historic and Cultural Background

Site 3 is a cultural heritage site of regional significance. The building was constructed in the 19th century. There is no documentary evidence of its uses before 1917. On January 23, 1918, the congress of workers' and peasants' deputies held in the building established the Soviet power in the Belyov Uyezd.

During World War II, the building was heavily damaged. In 1951, it was reconstructed and completely restored by the 34th anniversary of the Great October Socialist Revolution.

3.2. A photo of the site



3.3. Information on Current Physical Condition and Functional Uses

Uses

At present, the building is occupied by the municipal cultural institution *Belyov Center for Culture and Tourism Development*.

Physical Condition

The external architectural and structural elements of the building are serviceable.

The plinth on the main and courtyard façades (except for the stage unit, Lit. A1) is plastered and painted. The plinth on the courtyard façades has a variable height.

The Lit. A1 plinth (the north-west façade of the stage unit) is made of bricks and is not plastered. The upper part of the plinth is made of shaped bricks laid across the wall. Defects: weathered mortar joints (the south-west façade of the stage unit, Lit. A1); weakened brick masonry (the south-west façade

of the stage unit, Lit. A1); cleaved bricks (the south-west façade of the stage unit, Lit. A1); peeling and partly missing paint in some places (Lit. A).

The walls are made of red clay bricks, plastered and painted. The walls of the stage unit, Lit. A1, and the upper part of the courtyard façade side wall, Lit. A, have a triangular unplastered gable. The triangular gables on the courtyard façades and the upper parts of the walls bear the traces of later rehabilitation performed in different periods. The walls have rectangular window and door openings with wedge-shaped brick lintels. Three windows on the south-west courtyard façade, Lit. A1 (stage unit) and one window on the south-east courtyard façade, Lit. A, are bricked up. Defects: two vertical cracks over 2 cm wide (the side wall and gable of the south-east courtyard façade, Lit. A); a vertical crack in the central part of the wall on the south-west courtyard façade, Lit. A1 (stage unit); weakening of the outer layer of brick masonry in some places; weathered mortar joints; crazing; traces of leakage; and peeling paint in some places.

Lit. A and Lit. A1 have double pitch roofs covered with profiled metal sheeting. There are brick chimneys and dormer windows on the roof slopes.

The load-bearing rafter system is made of wood. Defects: splits in the rafter system elements.

There is a rainwater downpipe system. Defects: some sections are lost.

The internal architectural, structural and decorative elements of the monument are serviceable.

The structural floors, including attic floor, are made of wooden beams. The ceilings are flat and lined with painted modern boards and plaster boards.

The staircase landing has a vaulted ceiling (Monier vault) which is plastered and painted.

The basement has flat ceiling which is plastered and painted. Some parts of the paint layer in the basement are missing.

The floor (stage in the auditorium) is made of wooden boards and covered with parquet planks (2nd floor) and ceramic tiles (1st floor lobby, basement, toilets). Defects: cleaved ceramic tiles in some places (basement, 1st floor lobby).

The walls are made of bricks, the partitions are made of wood. Finishing: painted or wallpapered plaster boards, wall slabs, ceramic tiles.

The walls in the basement are plastered and painted.

There are seven square columns in Lit. A which are lined by wooden laths, wooden panels and plaster boards).

The outer doors and the doors leading from the lobby to the auditorium are double leaf meal units.

The inner doors are made of wood and PVC.

The window units are made of PVC.

The two-flight staircase is made of stone. The steps are covered with ceramic tiles (except the upper flight). The lower flight has no baluster. The upper flights have metal balusters with wooden handrails (only on one side).

The stone staircase to the basement has tiled steps.

There is an external metal staircase on the south-west courtyard façade that leads to the second floor.

4. A Residential House, 19th c.

Address: Belyov, Ul. Sofyi Perovskoy, 2 (Site 4)

4.1. Historic and Cultural Background

The building was constructed in the second half of the 19th century, presumably in 1882. The first floor was occupied by warehouses and shops, and the second floor was used as residential premises. As the owners changed quite frequently, the building was reconstructed many times. During the Soviet period, it belonged to Military Unit (M/U) 61669, Military Town No. 1, and housed the general staff office.

4.2. A photo of the site



4.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a two-story building. There is no information about the foundation (presumably made of bricks and rubble stones). The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. Serviceability of the utilities is limited, and they have to be replaced. The electric lighting system requires replacement. Internal finishing of the premises is partly lost and requires restoration. The roof is made of metal. Serviceability of the rafter system is limited.

Physical deterioration of the structures: over 60 percent. Serviceable.

5. The Small Barracks

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 5)

5.1. Historic and Cultural Background

Site 5 is not a cultural heritage site. It used to be part of M/U 61669.

5.2. A photo of the site



5.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a two-story building . There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. Serviceability of the rafter system is limited.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

The earlier prepared design documents are not available.

6. The Club

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 6)

6.1. Historic and Cultural Background

Site 6 is not a cultural heritage site. It used to be part of M/U 61669.

6.2. A photo of the site



6.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a single-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. Serviceability of the rafter system is limited.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

7. The Medical Unit

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 7)

7.1. Historic and Cultural Background

Site 7 is not a cultural heritage site. It used to be part of M/U 61669.

7.2. A photo of the site



7.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a two-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. Serviceability of the rafter system is limited.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

8. The Library

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 8)

8.1. Historic and Cultural Background:

Site 8 is not a cultural heritage site. It used to be part of M/U 61669.

8.2. A photo of the site



8.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a two-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. Serviceability of the rafter system is limited.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

9. The Bathhouse and Laundry Unit

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 9)

9.1. Historic and Cultural Background

Site 9 is not a cultural heritage site. It used to be part of M/U 61669.

9.2. A photo of the site



9.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a two-story building. There is no information about the foundation. The walls are made of bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. The rafter system is in critical condition.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

10. The Checkpoint

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 10)

10.1. Historic and Cultural Background

Site 10 is not a cultural heritage site. It used to be part of M/U 61669.

10.2. A photo of the site



10.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a single-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal

finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. The rafter system is serviceable.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

11. The Parochial School Building, late 19th c.

Address: Belyov, Ul. Lenina, no number (Site 11)

11.1. Historic and Cultural Background

In the early 20th century, the parochial school for girls used to be the largest building in the city center. It was bought from the merchant Sorokin family and subsequently rebuilt. The design was developed by civil engineer L. Shmeling in 1900 following a fully-fledged Russian style. The mezzanine rising above the middle part of the three-story building was to house a church, and there were two arches on both sides of the mezzanine, with bells in one of the arches. The design was approved by the Synod; however, it was largely simplified during the construction process both in terms of spatial composition and décor. The Belyov parochial school, the first secondary school in the city, was opened on February 1, 1900 and its establishment was timed to the 100th anniversary of the Tula Eparchy. Due to its large size, the building continues to play an important role in the panoramic view of the city from the north-west.

11.2. A photo of the site



11.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a three-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is made of metal. The rafter system is serviceable.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

The earlier prepared design documents are not available.

12. The Canteen (with a boiler unit)

Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1 (Site 12)

12.1. Historic and Cultural Background

Site 12 is not a cultural heritage site. It used to be part of M/U 61669.

12.2. A photo of the site



12.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

It is a single-story building. There is no information about the foundation. The walls are made of plastered bricks. The windows are wooden glazed units. There are wooden doors. The floors are made of wooden boards. The utilities are lost. The electric lighting system requires replacement. Internal finishing of the premises is lost and requires a major repair. The roof is covered with corrugated asbestos cement sheets. The rafter system is serviceable.

Physical deterioration of the structures: 60 percent. Serviceable. Utilities in critical condition: 100 percent.

The earlier prepared design documents are not available.

13. A Residential House

Address: Belyov, Ul. Karla Marxa, 87 (*Site 13*)

13.1. Historic and Cultural Background

Site 13 is a cultural heritage site of regional significance. The two-story merchant's mansion dating back to the first quarter of the 19th century is the main building in Ul. K. Marxa, with the façade located on the frontage line. The house forms an integral part of the historical town planning environment and is aligned with the city structure plan. It has an ornate central façade featuring: semi-columns, floral moldings, a balcony with a metal balustrade and monograms with the owner's initials, ornamental plasterwork, pilasters, interfloor string cornices, pediments over the windows, and a fronton. Rectangular windows have 5–6 lattices, plastered outside architraves and plastered pediments made of stone. There are lion head sculptures under the main façade balcony.

The surviving elements of the interior design include a 19th century stove decorated by emerald green glazed ceramic tiles with an embossed floral pattern. The top of the stove has a corbel arch (kokoshnik) shape and is decorated by a ceramic tile cornice with a bunches of grape pattern.

The plinth is made of white stone, and the façade is made of plastered and painted bricks. The steel hipped roof has a crowning stone cornice.

13.2. A photo of the site



13.3. Information on Current Physical Condition and Functional Uses

Uses

Not in use.

Physical Condition

Serviceability of the external architectural and structural elements of the newly identified site is limited.

The décor elements are partly lost and destroyed.

Serviceability of the internal architectural, structural and decorative elements of the newly identified site is limited.

The walls are rubbed and pained. Defects: missing sections in the plaster layer; missing bricks in some places; cracks in the plaster layer; and peeling and dirty paint.

The structural floors are made of wooden beams. Defects: lost plaster in some places; cracks in the plaster layer; leakage traces; and uneven surface of the ceilings.

The floors are covered with linoleum. Defects: unstable and sloping floors with missing sections and swollen linoleum.

The pitch roof is covered with metal sheets. Judging by leakage traces, the condition of the roof is unsatisfactory.

The internal walls are made of bricks, the partitions are made of wood and plastered. Finishing: paint and wallpaper. Defects: cracks in the plaster layer; peeling plaster and paint; and dirty paint layer.

The wooden doors have one or two leaves. Defects: skewed door frames; cracks; the paint layer is partly lost.

The window units are made of wood. Defects: the wood is cracked and punky; and the paint layer is partly lost.

The single flight staircase is made of wood. Defects: it is slightly inclined, and the paint layer is partly lost.

II. Landscape Enhancement and Local Improvements

Site No.	Type of works	Area, sq m	Description
14	Road rehabilitation and upgrading of the pedestrian path in Ul. K. Marxa from Pl. 25 Let Oktyabrya to the new embankment	5,920	Creation of a comfortable urban environment. Block paving of the sidewalks, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style. As the road pavement wear exceeded 60 percent in 2019, it is necessary to overhaul the road. Road section rehabilitation. Installation of roadside barriers.
15	Road section reconstruction in Ul. Sovetskaya, and upgrading of the pedestrian path in Ul. Sovetskaya from Ul. Sovetskaya, 34 to intersection with Ul. Lenina	9,744	Creation of a comfortable urban environment. Block paving of the sidewalks, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style. Road section rehabilitation. Installation of roadside barriers.
16	Landscaping and local improvements in Pl. Revolutsii	10,910	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the square, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style, and soft landscaping. Construction of themed playgrounds.
17	Landscaping and local improvements in the Pushkin Public Garden	437	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the public garden, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style, and soft landscaping.
18	Landscaping and local improvements in the Culture Park	15,034	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the square, installation of roadside barriers in the 18 th –19 th century style, installation of small architectural forms (benches, litter bins, flower beds). Construction of themed playgrounds.
19	Road section rehabilitation and upgrading of the pedestrian path in Ul. Sofyi Perovskoy from Pl. Revolutsii to intersection with Ul. Frunze	1,550	Creation of a comfortable urban environment. Block paving of the sidewalks, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style. As the road pavement wear exceeded 60 percent in 2019, it is necessary to overhaul the road. Road section rehabilitation. Installation of roadside barriers.
20	Road section rehabilitation and upgrading of the pedestrian path in Ul. Lenina from intersection with Ul. Sofyi Perovskoy to intersection with Ul. Sovetskaya	5,850	Creation of a comfortable urban environment. Block paving of the sidewalks, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style. As the road pavement wear exceeded 60 percent in 2019, it is necessary to overhaul the road. Road section rehabilitation. Installation of roadside barriers.

21	Landscaping and local improvements on the Penikovka River embankment on the right side of Ul. Karla Marxa: the right side of the river where it flows into the Oka River	4,925	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the embankment, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style, soft landscaping, and bank stabilization. Construction of themed playgrounds.
22	Landscaping and local improvements in the public garden near the embankment on the right side of Ul. Karla Marxa along the bank of the Penikovka River where it flows into the Oka River	8,540	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the public garden, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style, and soft landscaping. Construction of themed playgrounds.
23	Road section rehabilitation and upgrading of the pedestrian path from intersection with Ul. Mitropolita Yevlogiya towards the Monastery of the Exaltation of the Holy Cross and the Monastery of the Transfiguration of the Savior from Ul. Petrunicheva	2,500	As the road pavement wear exceeded 60 percent in 2019, it is necessary to overhaul the road. Road section rehabilitation. Installation of roadside barriers. Creation of a comfortable urban environment. Block paving of the sidewalks, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style.
24	Landscaping and local improvements on the Penikovka River embankment on the right side of Ul. Karla Marxa: the left side of the river where it flows into the Oka River, and along the Oka River bank to the end of the Monastery of the Transfiguration of the Savior	14,000	Creation of a comfortable urban environment. Establishment of rest areas in the newly created culture and tourism zone. Block paving of the embankment, installation of roadside barriers, installation of small architectural forms (benches, litter bins, flower beds) in the 18 th –19 th century style, soft landscaping, and bank stabilization. Construction of a theme park for children.

III. Provision of Utilities (outdoor utilities and equipment outside the urban fragment)

Site No.	Type of works	Key characteristics of the site (length L, diameter D, capacity m)	Description
25	Reconstruction of water supply networks in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape	D = 110 mm L = 900 m	Deterioration of utilities exceeds 80 percent. Replacement of worn-out water supply network by HDPE pipes, including replacement of existing entry points to buildings and installation of shutoff valves.

	enhancement and local improvement zone)		
26	Reconstruction of water supply networks in Ul. Mitropolita Yevlogiya using HDPE pipes; replacement of existing pipe entry points to buildings (within Site 23 landscape enhancement and local improvement zone)	D = 110 mm L = 300 m	Deterioration of utilities exceeds 80 percent. Replacement of worn-out water supply network by HDPE pipes, including replacement of existing entry points to buildings.
27	Construction of a sewage header in Ul. Sovetskaya from building No. 34 to Pl. 25 Let Oktyabrya and then in Ul. K. Marxa to Ul. Mitropolita Yevlogiya (within Sites 14/15 landscape enhancement and local improvement zone)	D = 250 mm L = 2,000 m	There are no utilities. It is necessary to lay down a gravity sanitary sewer connecting it to current and projected users. The pipes shall be made of HDPE.
28	Reconstruction of the stormwater drainage system (central line with branches) from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone)	D = 400/315 mm L = 478/300 m	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells.
29	Reconstruction of the stormwater drainage system (central line with branches) in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape enhancement and local improvement zone)	D = 500/315 mm L = 960/500 m	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells.
30	Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from intersection with Ul. K. Marxa to intersection with Ul. Petrunicheva (within Site 23 landscape enhancement and local improvement zone)	D = 500/315 mm L = 251/150 m M = 1,500 m ³ /day	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells, including construction of local treatment facilities (LTF) at intersection between Ul. Mitropolita Yevlogiya and Ul. Petrunicheva.
31	Reconstruction of the stormwater drainage system (central line with branches) in Ul. Sofyi Perovskoy from intersection with Ul. K. Marxa to intersection with Ul. Frunze (within Site 19 landscape enhancement and local improvement zone)	D = 500/315 mm L = 225/100 m M = 1,500 m ³ /day	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells, including LTF construction at intersection between Ul. Sofyi Perovskoy and Ul. Frunze.
32	Reconstruction of the stormwater drainage system (central line with branches) in Ul. Lenina from intersection with Ul. Sovetskaya to intersection	D = 500/315 mm L = 649/200 m	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells.

	with Ul. Sofyi Perovskoy (within Site 20 landscape enhancement and local improvement zone)		
33	Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from the Monastery of the Transfiguration of the Savior to intersection with Ul. K. Marxa (within Site 23 landscape enhancement and local improvement zone)	D = 500/494 mm L = 251/200 m	It is necessary to reconstruct the stormwater drainage system as it is 100 percent deteriorated and completely destroyed. Reconstruction of the stormwater drainage system (central line with branches) and dry wells.
34	Reconstruction of water supply networks from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone)	D = 110 mm L = 300 m	Deterioration of utilities exceeds 80 percent. Replacement of worn-out water supply network by HDPE pipes, including replacement of existing entry points to buildings and installation of shutoff valves.

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: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast).

The Subproject shall increase the culture and tourism potential as a catalyst for socio-economic growth and sustainable development of the city of Belyov (Tula Oblast), a historic settlement of federal significance, through comprehensive development of the city historic core, including establishment of a modern tourism infrastructure targeting family tourism and allowing to meet the interests of people of all ages.

3. SCOPE AND TIMELINE

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 line with the information and requirements described in this Section and Annex 2 to the ToR;
- Development of the technical part of the bidding documents as listed below and in compliance with the World Bank’s Procurement Guidelines and the procurement principles outlined in the Procurement Policy of the New Development Bank (the NDB) (dated 2018 as amended from time to time, i.e. 2020 V1). 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);
 - 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, Tula Oblast government, local authorities of the Belyov Municipality of the Belyov Rayon, and users of the sites where the Subproject will be implemented.

5. **REPORTING; 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 1 hard copy 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 legends in Russian and English.

The Client shall review the 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 1–13:**

Phase 1: Implementation of 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:

- **Service Completion Report on Sub-phase 2.1:** Development of and Obtaining Clearances for Critical Design Solutions.
- **Service Completion Report on Sub-phase 2.2:** Development of Scientific Design Documents and Going through the State Historic and Cultural Review (SHCR) (for cultural heritage sites). The Report shall include a SHCR Certificate confirming implementation of the review and a positive opinion of the review authority.
- **Service Completion Report on Sub-phase 2.3:** Development of Design Documents (Design Stage Level).

The documents attached to the Report shall be prepared and executed as established by RF Government Resolution # 87 of February 16, 2008 (on Composition of Design Document Sections and Requirements to Their Contents) and this ToR.

Service Completion Report on 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 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 legends in Russian and English.

Service Completion Report on Phase 4: Development of the Technical Part of the Bidding Documents.

The report 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 14–34

Phase 1: Implementation of 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:

- **Service Completion Report on Sub-phase 2.1:** Development of and Obtaining Clearances for Critical Design Solutions.
- **Service Completion Report on Sub-phase 2.2:** Development of Scientific Design Documents and Going through the State Historic and Cultural Review (SHCR) (for cultural heritage sites). The Report shall include a SHCR Certificate confirming implementation of the review and a positive opinion of the review authority.
- **Service Completion Report on Sub-phase 2.3:** Development of Design Documents (Design Stage Level).

The documents attached to the Report shall be prepared and executed as established by RF Government Resolution # 87 of February 16, 2008 (on Composition of Design Document Sections and Requirements to Their Contents) and this ToR.

As to Completion Report on **Phase 3:** Clearance and Approval of Scientific Design Documents and Design Documents (Design Stage Level), it shall include, in addition to the approved and cleared design documents (Design Stage Level), 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 legends in Russian and English.

The Service Completion Report on **Phase 4:** Development of the Technical Part of the Bidding Documents shall also 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.

- The (potential) users:
 - PV Zhukovsky Belyov Rayon Museum of Art and Local History (Sites 1, 2);
 - Tula Museum Association (Site 4)
 - Belyov Children’s School of Fine Arts (Site 13);
 - Belyov Center for Culture and Tourism Development (Sites 5, 6, 7, 8, 9, 10, 11, 12); and
 - Belyov Municipality (Sites 3, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34)
- 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 as amended from time to time, i.e. 2020 V1).

The Consultant shall closely cooperate with the Tula Oblast government, local authorities of the Belyov Rayon, cultural institutions/CHS users, FISP, other executive authorities and entities participating in Project implementation, and consultants to be selected for the Project.

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 required for contract signing rather than for bidding.

Requirements to the Consultant’s Personnel (Experts)

Requirements to the Consultant’s Personnel (Experts) Working on Sites 1–13:

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. The key experts appointed for the assignment shall have at least the following qualifications and competences¹:

Position	Required Qualifications
Team Leader / Chief Project Architect (CPA)	At least 10 years of experience in practical design work and at least 5 years of experience as a leader of a combined team of designers.

¹If the Contract is awarded to the Consultant, it shall submit to the Client copies from the National Design Registry and certificates issued by the MoC for all key experts, as appropriate.

Position	Required Qualifications
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 14–34:

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

- preparation of spatial and landscape planning documents;
- preparation of 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 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 at least the following qualifications and competences²:

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

7.2 Estimated Labor Inputs of the Key Experts

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

- (i) For the key experts: 2,475 person-days, including:

For the key experts working on Sites 1–13:

- 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 14–34:

- Team Leader/CPA: 255 person-days,
- CPE: 255 person-days,
- SLPMS: 495 person-days.

² If the Contract is awarded to the Consultant, it shall submit to the Client copies from the National Design Registry and certificates issued by the MoC for all key experts, as appropriate.

- (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 its 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 from 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);
- 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.

Design Works for Sites 14–34: Timeline

Table 2

Item	Activity	Months as from commencement of Service provision															
		1	2	3.7	8	9	10	11-16	17	18	19	...	22	23	24		
1	Phase 1: Implementation of surveys and studies				◆	Report on Phase 1											
2	Phase 2: Development of scientific design documents and design documents (Design Stage Level)																
3	<i>Sub-phase 2.1: Development and obtaining clearances for critical design solutions</i>						◆	Report on Sub-phase 2.1									
4	<i>Sub-phase 2.2: Development of scientific design documents and going through the SHCR (for cultural heritage sites)</i>								◆	Report on Sub-phase 2.2							
5	<i>Sub-phase 2.3: Development of design documents (Design Stage Level)</i>										◆	Report on Sub-phase 2.3					
6	Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level)													◆	Report on Phase 3		
7	Phase 4: Development of the technical part of the bidding documents														◆	Report on 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

**SUBPROJECT: ESTABLISHING A HISTORIC CITY CULTURE AND
TOURISM DEVELOPMENT CENTER IN BELYOV BASED ON THE
SELECTED URBAN FRAGMENT
(Belyov, Tula Oblast)**

I. DESIGN ASSIGNMENT FOR SITES 1-13

Item	Description	Requirements
1	Design rationale	Contract BE(d) for development of scientific design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast)
2	Site and land plot characteristics	<p><i>Site names shall be updated when the title documents are obtained</i></p> <p>Site 1: A Residential House, 19th c. Address: Belyov, K. Marxa Ul., 81, Lit. A.</p> <ul style="list-style-type: none"> • Federally owned building Total area: 240.4 sq m A newly identified cultural heritage site • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) managed by the Tula Oblast Center for Hygiene and Epidemiology Total area: 1,297 sq m <p>Site 2: Town Hall, 1787, 1832 Address: Belyov, Pl. Revolutsii, 7</p> <ul style="list-style-type: none"> • Regionally owned building managed by the Tula Oblast Medical College Total area: 793.8 sq m A newly identified cultural heritage site • The land plot is owned by the Tula Oblast Total area: 629 ±5 sq m <p>Site 3: The House Where the Soviet Power Was Proclaimed on January 23, 1918, 19th c. Address: Belyov, Ul. Sovetskaya, 34</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) managed by the Belyov Center for Culture and Tourism Development Total area: 1,375.3 sq m CHS of the regional significance • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) managed by the Belyov Center for Culture and Tourism Development Total area: 15,034 sq m <p>Site 4: A Residential House, 19th c. Address: Belyov, Ul. Sofyi Perovskoy, 2</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 346.0 sq m A newly identified site of historical and cultural value The land plot is owned by the municipality Total area: 31,068 sq m <p>Site 5: The Small Barracks Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 1,059.0 sq m Not a cultural heritage site • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 1,059 sq m

		<p>Site 6: The Club Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 608.0 sq m Not a cultural heritage site. • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 7: The Medical Unit Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 654.0 sq m Not a cultural heritage site. • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 8: The Library Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 265 sq m Not a cultural heritage site. • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 9: The Bathhouse and Laundry Unit Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 292 sq m Not a cultural heritage site • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 10: The Checkpoint Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 245 sq m Not a cultural heritage site. • Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 11: The Parochial School Building, late 19th c. Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> • Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 2,744 sq m A newly identified site of historical and cultural value
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		<ul style="list-style-type: none"> Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 12: The Canteen (with a boiler unit) Address: Belyov, Ul. Lenina, M/U 61669, Military Town No. 1</p> <ul style="list-style-type: none"> Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 797 sq m Not a cultural heritage site. Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 31,068 sq m <p>Site 13: A Residential House Address: Belyov, Ul. Karla Marxa, 87</p> <ul style="list-style-type: none"> Municipally owned building (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 752.5 sq m CHS of the regional significance Municipally owned land plot (Belyov Municipality, Belyov Rayon, Tula Oblast) Total area: 724 sq m
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Belyov land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	CHS rehabilitation/restoration. Reconstruction, rehabilitation or major repair of buildings other than CHS.
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p>Phase 1: Implementation of surveys and studies.</p> <p>Phase 2: Development of scientific design documents and design documents (Design Stage Level):</p> <p>Sub-phase 2.1: Development of and obtaining clearances for critical solutions.</p> <p>Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR).</p> <p>Sub-phase 2.3: Development of design documents (Design Stage Level)</p> <p>Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level).</p> <p>Phase 4: 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	The boundaries of the area to be landscaped and improved shall be specified during the design process taking into account the inner courtyards and areas adjacent to the sites to be restored/reconstructed. When preparing the 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 network 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. To prepare drainage system layouts and select the best possible solution. The design shall also include on-site traffic management schemes, access roads, road signs as well as internal navigation signs for future visitors.
13	Requirements to architectural and space planning solutions	The buildings shall be measured inside and outside before the design work can commence. The Consultant shall prepare a list of all lost elements, a dismantling quantity sheet, and a quantity sheet of rehabilitation works. The AS plans shall show the location of technological equipment. The Consultant shall also develop interior and color solutions. Spatial plans shall be developed on the basis of archived materials and restoration assignment. The Consultant shall develop a Bill of Quantities covering: window and door assemblies (to specify the type, material, complexity category); floors and ceilings (including re-creation/restoration of decorative elements); walls (including re-creation/restoration of decorative elements, internal walls and partitions).
14	Requirements to structural solutions	To design structural interventions to prevent a destructive effect on the surrounding built-up environment (if necessary). To design structural and technological interventions with a view to preserving the front façades. The need to strengthen the foundations shall be determined in the course of surveys and studies. The load bearing elements of the building frame shall follow the structural layout estimated in compliance with effective standards and regulations. Structural elements of the buildings shall be designed with due regard for the engineering/technological equipment load.
15	Requirements to technological solutions and equipment	During the design process, the Consultant shall prepare a list of technological solutions and equipment to allow the proposed functional use of the sites to be reconstructed and/or restored. The workplaces shall be equipped with furniture, PCs, peripheral equipment, printers and MFPs.
16	Requirements to utility connection solutions	When preparing the design documents together with the site user(s), the Consultant shall get required Technical Specifications (TS) that allow for: power supply (if necessary, it shall get TS for a power metering unit(s)); water supply/disposal, including stormwater runoff management; heating and gas supply (if necessary); communication networks (telephone and Internet), and a radio outlet with a civil defense/emergency warning signal (if necessary).
17	Power supply	The connection point shall meet the Technical Specifications. The design shall determine the power supply category. Voltage supplied to the internal power line shall be 230/380 V. Copper leads shall be used for power distribution inside the building and in switchgear.

		<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 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"> - 220 V for primary, emergency, standby and evacuation lighting. <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"> - Public zones and service spaces/rooms shall be equipped with energy efficient LED lighting fixtures; - Street lights shall have both manual and automatic control. <p>The house 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 fiscal 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</p>

		<p>shall be determined by the design; if possible, it should be manifold piping with individual manifold boxes. The design shall specify pipe materials, shaped elements and installation technique. The design shall include estimates of pipeline system hydraulics and axonometric diagrams to confirm that the selected pipe cross section is correct. During the survey, it is necessary to prepare a dismantling quantity sheet.</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>Demand for 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 meet 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 road pavement, to adopt engineering solutions for wastewater treatment (grease traps, cartridge filters, local treatment plants, sewage treatment plants).</p> <p>Sanitary facilities whose wastewater cannot be disposed into the outdoor sewers shall be equipped with pumps. 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 conditionally 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	To design the on-site sanitation system up to the connection point within the land plot boundaries or in its immediate vicinity. The design shall meet TS and be cleared by the TS issuing authority.
23	Heat supply	<p>Connection to the heat supply system shall meet 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: balancing valves; compensation: 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"> - Maintain required and efficient heating parameters under possible variations of user loads; - Reduce heat consumption using weather compensation technology; - Carry out continuous monitoring, change parameters, and adjust and diagnose the operation of the equipment and the system as a whole;

		<p>- Give an accident signal in case an emergency situation is identified, and take actions to reduce damage.</p> <p>The heat supply/ventilation system dispatch function shall:</p> <ul style="list-style-type: none"> - Provide for remote control of the system operation; - Archive operating parameters; - If necessary, allow remote interference in the system operation (for example, to change the setup variables). <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>To design a two-pipe floor-specific and separate heating system (depending of the functional use of premises). Parameters of the heat carrier shall meet TS. The design shall include estimates of system hydraulics and axonometric diagrams. The design shall provide for the use of energy efficient heating devices allowing independent adjustment of each device.</p> <p>To consider radial pipe distribution from the manifold. 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 Russian standards. 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>To design a ventilation automation/dispatch system. 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 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:</p> <ul style="list-style-type: none"> - Switch off/on and indicate the operating modes (operation/accident) of the ventilation systems; - Switch off the ventilation systems after a fire alarm signal; - Automatically maintain the present temperature of intake air; - Control/monitor the operation and conditions of the ventilation system fans;

		<ul style="list-style-type: none"> - Monitor air filter dirtiness; - Protect the ventilation system fans from current overload and short circuit; - Carry out frequency regulation of fan performance. <p>The ventilation system control board shall provide for transmission of malfunction data to the dispatch center.</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>To provide access to the urban telephone network and the Internet according to TS. To install a subscriber outlet at every workplace. To use IP telephony for landlines.</p> <p>To use FOL when the length of the trunk line cable exceeds 80 m. To ensure that the Wi-Fi system covers the entire area in all buildings. To develop structural and comprehensive connection schemes. To ensure that the internal channel traffic is not less than 1 Gb. To design a data processing center and a data storage system proceeding, from the User's needs and load.</p>
30	Integrated TV reception system	To design the system according to TS. To develop structural and comprehensive connection schemes.
31	Radio system installation	To install a radio system according to TS. To develop structural and comprehensive connection schemes.
32	Video surveillance and emergency communication	<p>To design a video surveillance system to monitor the building perimeter and premises as follows:</p> <ul style="list-style-type: none"> - façades with the main and emergency exits; - exits to the building roof. <p>To use FHD digital color CCTV cameras. Camera recordings/images shall be transmitted to the dispatch center and displayed on monitors.</p> <p>Digital data shall be processed and recorded on a PC hard disk sufficient to store a two-week amount of information to be subsequently recorded on another medium.</p> <p>To agree the locations and functional purposes of CCTV cameras with the User.</p>
33	Gas supply	To design the indoor and outdoor gas supply systems as needed.
34	Fire safety system automation	<p>The fire safety automatic controls (FSAC) shall provide for interaction between the fire safety equipment and systems.</p> <p>FSAC shall integrate the following fire safety systems and equipment in the building:</p> <ul style="list-style-type: none"> - the automatic fire alarm system; - the public fire alarm and evacuation management system; - the ventilation system smoke protection and fire containment controls; - the automatic fire suppression unit. <p>To provide for disconnection of the forced ventilation and air conditioning systems when FSS is activated.</p>
35	Public fire alarm and evacuation management system (PFAEMS)	<p>To design a public fire alarm and evacuation management system (PFAEMS).</p> <p>The number of voice and sound alarms in the premises shall be determined by the technical characteristics of the alarms. PFAEMS sound alarms shall provide for a general sound level (constant noise plus all alarm signals) of at least 75 dBA 3 m away from the alarm source but not more than 120 dBA at any point within the premises.</p> <p>The number of voice/sound fire alarms, their arrangement and power shall provide for the required sound level in all places permanently or temporary occupied by people.</p> <p>The alarm signals shall differ from any other signal. It means that in case of fire, there should be a voice announcement or a sound signal unambiguously interpreted by the staff as "Fire".</p> <p>Voice alarms should not have volume controls. PFAEMS control devices shall be located in a continuously manned fire watch room. PFAEMS shall have fire resistant cables and wires with fire safety certificates.</p>

36	Fire warning system	To design the fire warning system pursuant to regulations. To locate fire warning stations in the dispatching unit. To equip the site premises with: <ul style="list-style-type: none"> • an automatic fire warning system using addressable/analog differential peak smoke/heat annunciators; • addressable/analog manual annunciators. AFWS shall have fire resistant cables and wires with safety certificates.
37	Dispatching and automation	To design a utility dispatch system that transmits data to the operator's workstation in the dispatch center.
38	Requirements to construction management plan	To be developed according to the effective standards and regulations.
39	Requirements to capital project demolition/dismantling management plan	To be developed according to the effective standards and regulations (if necessary).
40	Requirements to the design section <i>List of Environmental Management Activities</i>	To be developed according to the effective standards and regulations.
41	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	To envisage a section entitled <i>Cultural Heritage Protection Activities</i> . 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 other regulatory legal documents that are 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 <i>List of Fire Safety Activities</i>	To be developed according to the effective standards and regulations.
44	Requirements to the section <i>Accessibility for the Disabled</i>	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 <i>Civil Defense Activities and Preparedness for Natural/Industrial Disasters</i>	To be developed according to the effective standards and regulations.
46	Requirements to cost estimates, including methods used to calculate the cost of construction and convert it to current prices	To be developed according to the effective standards and regulations as well as expert review requirements, if any.

47	Requirements concerning the need for demonstration materials, their scope and form	To prepare presentations (texts and graphics) for public hearings. If necessary, to make 2–3 plotting boards and an electronic 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; - MoC Executive Order No. 2449 of December 26, 2014, on Inclusion of the City of Belyov (Tula Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Projection; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
49	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: provide assistance and make presentations at public hearings; make requests and provide estimates to obtain TS, letters of approval, initial permits, and a land plot development plan; participates in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
50	Requirements to 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 BRICS countries in the same form as they are proposed for execution of works/delivery of goods. Goods may be manufactured in the BRICS 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 14-24

Item	Description	Requirements
1	Design rationale	Contract BE(d) for development of scientific design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast)
2	Site and land plot characteristics	<p><i>Site names shall be updated when the title documents are obtained</i></p> <p>Site 14: Road rehabilitation and upgrading of the pedestrian path in Ul. K. Marxa from Pl. 25 Let Oktyabrya to the new embankment Site area: 5,920 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 15: Road section reconstruction in Ul. Sovetskaya, and upgrading of the pedestrian path in Ul. Sovetskaya from Ul. Sovetskaya, 34 to intersection with Ul. Lenina Site area: 9,744 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 16: Landscaping and local improvements in Pl. Revolutsii Site area: 10,910 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 17: Landscaping and local improvements in the Pushkin Public Garden Site area: 437 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 18: Landscaping and local improvements in the Culture Park Site area: 15,034 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 19: Road section rehabilitation and upgrading of the pedestrian path along Ul. Sofyi Perovskoy from Pl. Revolutsii to intersection with Ul. Frunze Site area: 1,550 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 20: Road section rehabilitation and upgrading of the pedestrian path along Ul. Lenina from intersection with Ul. Sofyi Perovskoy to intersection with Ul. Sovetskaya Site area: 5,850 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 21: Landscaping and local improvements on the Penikovka River embankment on the right side of Ul. Karla Marxa: the right side of the river where it flows into the Oka River, and along the Oka River bank Site area: 4,925 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone</p> <p>Site 22: Landscaping and local improvements in the public garden near the embankment on the right side of Ul. Karla Marxa along the bank of the Penikovka River where it flows into the Oka River Site area: 8,540 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast)</p>

		<p>Functional use: a pedestrian zone</p> <p>Site 23: Road section rehabilitation and upgrading of the pedestrian path from intersection with Ul. Mitropolita Yevlogiya towards the Monastery of the Exaltation of the Holy Cross and the Monastery of the Transfiguration of the Savior from Ul. Petrunicheva Site area: 2,500 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a traffic and a pedestrian zones</p> <p>Site 24: Landscaping and local improvements on the Penikovka River embankment on the right side of Ul. Karla Marxa: the left side of the river where it flows into the Oka River, and along the Oka River bank to the end of the Monastery of the Transfiguration of the Savior Site area: 14,000 sq m Municipally owned (Belyov Municipality, Belyov Rayon, Tula Oblast) Functional use: a pedestrian zone.</p>
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Belyov land use and development regulations; - Boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	Earthworks, including vertical planning, pavement construction, rehabilitation of trees and bushes, and planting of trees, bushes and ground-covering plants. Installation of small architectural forms, and construction of a stormwater drainage system and public toilets. The types and scope of works to be updated during the design process.
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p>Phase 1: Implementation of surveys and studies.</p> <p>Phase 2: Development of scientific design documents and design documents (Design Stage Level):</p> <p>Sub-phase 2.1: Development of and obtaining clearances for critical solutions.</p> <p>Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR), if necessary.</p> <p>Sub-phase 2.3: Development of design documents (Design Stage Level)</p> <p>Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level).</p> <p>Phase 4: Development of the technical part of the bidding documents.</p>
8	Requirements to general layout of the land plot	<p>The boundaries of the area to be landscaped and improved shall be specified during the design process.</p> <p>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 utility connection solutions	When preparing the design documents together with the site user(s), the Consultant shall get required Technical Specifications that allow for power supply and sanitation, including stormwater runoff management. Location of the existing utilities shall be taken into account.
10	Requirements to construction management plan	To be developed according to the effective standards and regulations.

11	Requirements to capital project demolition/dismantling management plan	To be developed according to the effective standards and regulations (if necessary).
12	Requirements to the design section <i>List of Environmental Management Activities</i>	To be developed according to the effective standards and regulations.
13	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	If necessary, to envisage a section entitled <i>Cultural Heritage Protection Activities</i> . When developing the scientific design documents, the Consultant 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 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 <i>List of Fire Safety Activities</i>	To be developed according to the effective standards and regulations.
16	Requirements to the section <i>Accessibility for the Disabled</i>	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)
17	Requirements to the section <i>Civil Defense Activities and Preparedness for Natural/Industrial Disasters</i>	To be developed according to the effective standards and regulations.
18	Requirements to cost estimates	To be developed according to 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: to prepare presentations (texts and graphics) for public hearings and make 2-3 plotting boards and an electronic 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; - MoC Executive Order No. 2449 of December 26, 2014, on Inclusion of the City of Belyov (Tula Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Projection; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.

21	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
22	Requirements to materials and equipment to be used for project implementation	<p>Materials and equipment (goods) to be used for project implementation shall be manufactured in the BRICS countries in the same form as they are proposed for execution of works/delivery of goods.</p> <p>Goods may be manufactured in the BRICS 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>

III. DESIGN ASSIGNMENT FOR SITES 25-34

Item	Description	Requirements
1	Design rationale	Contract BE(d) for development of scientific design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Establishing a Historic City Culture and Tourism Development Center in Belyov Based on the Selected Urban Fragment (Belyov, Tula Oblast).
2	Site and land plot characteristics	<p><i>Site names shall be updated when the title documents are obtained</i></p> <p>Site 25: Reconstruction of water supply networks in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 26: Reconstruction of water supply networks in Ul. Mitropolita Yevlogiya using HDPE pipes; replacement of existing pipe entry points to buildings (within Site 23 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 27: Construction of a sewage header in Ul. Sovetskaya from building No. 34 to Pl. 25 Let Oktyabrya and then in Ul. K. Marxa to Ul. Mitropolita Yevlogiya (within Sites 14/15 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 28: Reconstruction of the stormwater drainage system (central line with branches) from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 29: Reconstruction of the stormwater drainage system (central line with branches) in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 30: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from intersection with Ul. K. Marxa to intersection with Ul. Petrunicheva (within Site 23 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 31: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Sofyi Perovskoy from intersection with Ul. K. Marxa to</p>

		<p>intersection with Ul. Frunze (within Site 19 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 32: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Lenina from intersection with Ul. Sovetskaya to intersection with Ul. Sofyi Perovskoy (within Site 20 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 33: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from the Monastery of the Transfiguration of the Savior to intersection with Ul. K. Marxa (within Site 23 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p> <p>Site 34: Reconstruction of water supply networks from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone) Owner/operator: Belyov Rayon administration</p>
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Belyov land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	Reconstruction (of utilities)
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p>Phase 1: Implementation of surveys and studies.</p> <p>Phase 2: Development of scientific design documents and design documents (Design Stage Level):</p> <p>Sub-phase 2.1: Development of and obtaining clearances for critical solutions.</p> <p>Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR), if necessary.</p> <p>Sub-phase 2.3: Development of design documents (Design Stage Level)</p> <p>Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level).</p> <p>Phase 4: Development of the technical part of the bidding documents.</p>
8	Key technical and economic parameters	<p>Site 25: Reconstruction of water supply networks in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape enhancement and local improvement zone) Diameter: 110 mm; length: 900 m</p> <p>Site 26: Reconstruction of water supply networks in Ul. Mitropolita Yevlogiya using HDPE pipes; replacement of existing pipe entry points to buildings (within Site 23 landscape enhancement and local improvement zone) Diameter: 110 mm; length: 300 m</p> <p>Site 27: Construction of a sewage header in Ul. Sovetskaya from building No. 34 to Pl. 25 Let Oktyabrya and then in Ul. K. Marxa to Ul. Mitropolita Yevlogiya (within Sites 14/15 landscape enhancement and local improvement zone) Diameter: 250 mm; length: 2,000 m</p> <p>Site 28: Reconstruction of the stormwater drainage system (central line with branches) from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone)</p>

		<p>Diameter: 400/315 mm; length: 478/300 m</p> <p>Site 29: Reconstruction of the stormwater drainage system (central line with branches) in Ul. K. Marxa from Pl. 25 Let Oktyabrya to Ul. Mitropolita Yevlogiya (within Site 14 landscape enhancement and local improvement zone)</p> <p>Diameter: 500/315 mm; length: 960/500 m</p> <p>Site 30: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from intersection with Ul. K. Marxa to intersection with Ul. Petrunicheva (within Site 23 landscape enhancement and local improvement zone)</p> <p>Diameter: 500/315 mm; length: 251/150 m; capacity: 1.5 thousand m³/day.</p> <p>Site 31: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Sofyi Perovskoy from intersection with Ul. K. Marxa to intersection with Ul. Frunze (within Site 19 landscape enhancement and local improvement zone)</p> <p>Diameter: 500/315 mm; length: 225/100 m; capacity: 1.5 thousand m³/day.</p> <p>Site 32: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Lenina from intersection with Ul. Sovetskaya to intersection with Ul. Sofyi Perovskoy (within Site 20 landscape enhancement and local improvement zone)</p> <p>Diameter: 500/315 mm; length: 649/200 m</p> <p>Site 33: Reconstruction of the stormwater drainage system (central line with branches) in Ul. Mitropolita Yevlogiya from the Monastery of the Transfiguration of the Savior to intersection with Ul. K. Marxa (within Site 23 landscape enhancement and local improvement zone)</p> <p>Diameter: 500/494 mm; length: 251/200 m</p> <p>Site 34: Reconstruction of water supply networks from Ul. Sovetskaya, 34 to Pl. 25 Let Oktyabrya (within Site 15 landscape enhancement and local improvement zone)</p> <p>Diameter: 110 mm; length: 300 m</p>
9	Requirements to construction management plan	To be developed according to the effective standards and regulations.
10	Requirements to the design section <i>List of Environmental Management Activities</i>	To be developed according to the effective standards and regulations.
11	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	If necessary, to envisage a section entitled <i>Cultural Heritage Protection Activities</i> . 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 <i>Civil Defense Activities and Preparedness for Natural/Industrial Disasters</i>	To be developed according to the effective standards and regulations.
14	Requirements to the section <i>List of Fire Safety Activities</i>	To be developed according to the effective standards and regulations.
15	Requirements to cost estimates	To be developed according to the effective standards and regulations as well as to the requirements formulated on the basis of the expert review, if any.
16	Requirements concerning the need for demonstration materials, their scope and form	To prepare presentations (texts and graphics) for public hearings. If necessary, to make 2–3 plotting boards and an electronic 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; - MoC Executive Order No. 2449 of December 26, 2014, on Inclusion of the City of Belyov (Tula Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Projection; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
18	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
19	Requirements to materials and equipment to be used for project implementation	Materials and equipment (goods) to be used for project implementation shall be manufactured in the BRICS countries in the same form as they are proposed for execution of works/delivery of goods. Goods may be manufactured in the BRICS 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.