

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: Historic Preservation of 19th Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk Oblast)

Reference No: YE(d)

Date: December 10, 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 Historic Preservation of 19th Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk 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 NDB member-countries to indicate their interest in providing the Services. Interested

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

The shortlisting criteria are:

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

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

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

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

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

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

Consultants may obtain further information from FISP (address below) on working days from 10.00 to 17.00 hours. Draft Terms of Reference for the assignment can be downloaded upon registration at the FISP website at the following link: <http://www.fisp.spb.ru/projects/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 December 24, 2021.

FISP reserves the right not to consider Expressions of Interest received later than December 24, 2021.

Saint Petersburg Foundation for Investment Projects (FISP)

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TERMS OF REFERENCE

**for development of scientific and design documents (design stage level) and
technical part of bidding documents for the Subproject:
Historic Preservation of XIX Century Merchant
Town within Historic Core of Yelets
(Yelets, Lipetsk Oblast)**

SMALL HISTORIC CITIES DEVELOPMENT PROJECT PHASE II

2021

1. PROJECT BACKGROUND

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

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

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

There are eight Participating Cities in the Project.

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

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

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

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

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

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

Following a competitive selection process, 8 subprojects were selected, including a subproject proposed by the Lipetsk Oblast Government entitled **Historic Preservation of XIX Century Merchant Town within Historic Core of Yelets** (Yelets, Lipetsk Oblast) (the Subproject). Within the framework of these Terms of Reference, the Subproject includes the following sections:

- restoration and reconstruction of cultural heritage sites with their adaptation for cultural institutions' needs;
- other components and activities;
- landscaping and local improvement;
- engineering supply (external utilities and equipment outside the urban fragment).

Location of Sites within the Urban Fragment



Объекты реставрации, реконструкции и приспособления

- 1 Здание табачной фабрики
- 2 Здание водонапорной башни
- 3 Молочные ряды
- 4 Здание, в котором в 1917 году размещался военно-революционный Совет Елецкого уезда

Объекты благоустройства

- 5 Красная площадь

Прочие объекты и мероприятия

- 6 Мост пешеходный пл. Победы (Каракумовский)
- 7 Городской пляж и набережная реки Быстрая Сосна

Restoration, reconstruction, adaptation: 1. Tobacco Factory 2. Water Tower 3. Milk Rows 4. Building of Yelets Military Revolutionary Council in 1917

Landscape: 5. Krasnaya Square

Other facilities and activities: 6. Pedestrian Bridge, Pobedy Square (Karakumovsky Bridge) 7. City beach and Bystraya Sosna River bank

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

Site 1. Tobacco Factory Buildings

Address: Lipetsk Oblast, Yelets, Lenina St. 74.

Historic and Cultural Background

Site 1 is a cultural heritage site of regional importance; it was built in 1896 with funds of the merchant A. N. Zausailov. The construction plan of these buildings is ascribed to the architect A.S. Kaminsky.

Merchants Zausailovs' tobacco factory was established in Yelets in 1861. At the end of XIX - the beginning of the XX century, after construction of the new buildings equipped with the latest for those times machinery, it became the largest enterprise of the city with an annual turnover of 4 million rubles and about 10,000 workers. In 1918 the tobacco factory was nationalized and in subsequent years it was periodically modernized. In 1956-1960, the factory was re-equipped for the production of cigarettes and became known as Yelets Tobacco Factory. In the early 2000s, production was completely stopped and the building was no longer in use.

The factory complex occupies half a block and consists of 13 buildings of the turn of XIX-XX centuries, among which there are production workshops, warehouses, a blacksmith shop, etc. The layout of the buildings is a square with a courtyard. The original buildings, built in the Neo-Romanesque style, are located in the southern part of the block and in the courtyard of the complex. The architectural design is entirely in the so-called brick style. In the southern part, on the site of the current gate, a small chapel was built at the same time as the factory buildings; it was lost in the first half of the XX century.

Information on Current Physical Condition and Functional Use

The buildings are not in use.

In general, the physical condition is unsatisfactory. The original window and door structures are partially lost and destruction of brickwork and cornice masonry is observed. There are trees growing along the facade, destroying the footing and the foundation of the buildings with their roots. The roof is in emergency condition: there are missing roofing elements and sagging rafters; wooden lathing and rafters are affected by rot.

Site 1 consists of Components 1.1–1.24.

Component 1.1. Administrative and utility building with basement and annex

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. B, pod. B.

Photo of the building



Component 1.2. Electrical shop, weaving shop with basement

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A14, pod. A14.

Photo of the building



Component 1.3. Air conditioner building

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A25.

Photo of the building



Component 1.4. Shredded tobacco storeroom of cigarette workshop with basement

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A5, pod. A5, a1.

Photo of the building



Component 1.5. Slitting machine shop and cigarette workshop
Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A8, a3, pod. A8.

Photos of the building



Component 1.6. Crushing shop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A4, pod. A4.

Photo of the building



Component 1.7. Mechanical workshops and dressing rooms with basement

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A12, pod. A12.

Photo of the building



Component 1.8. Warehouse, medical station

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A18.

Photo of the building



Component 1.9. Canteen, recreation center

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A19, a4.

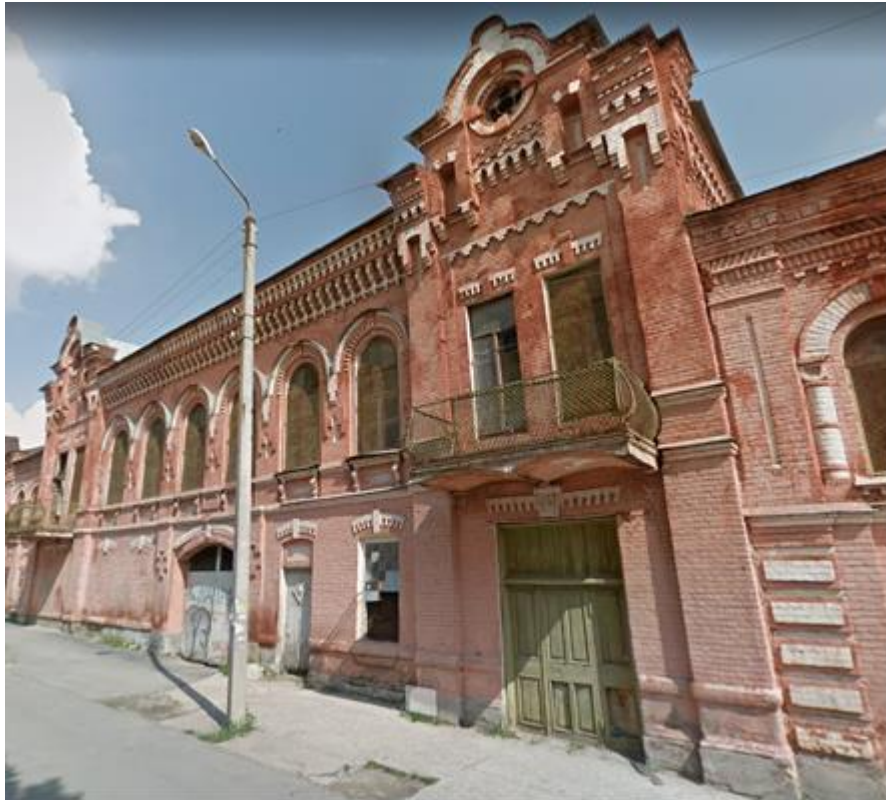
Photo of the building



Component 1.10. Cigarette workshop and air conditioner unit

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A6.

Photo of the building



Component 1.11. Carpentry workshops and dressing rooms with basement

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A13, a5, pod. A13.

Photo of the building



Component 1.12. Packing and Weaving Workshop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A10.

Photo of the building



Component 1.13. Printing and cigarette workshop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A9, a10, pod. A9, A10.

Photo of the building



Component 1.14. Warehouse (floor area 140.9 sq.m.)

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A16.

Photo of the building



Component 1.15. Warehouse (floor area 233.1 sq.m.)

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A17.

Photo of the building



Component 1.16. Blacksmith's shop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A21.

Photo of the building



Component 1.17. Workshops and weaving shop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A11.

Photo of the building



Component 1.18. Packing and cigarette workshop

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A7.

Photo of the building



Component 1.19. Boiler house

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A15.

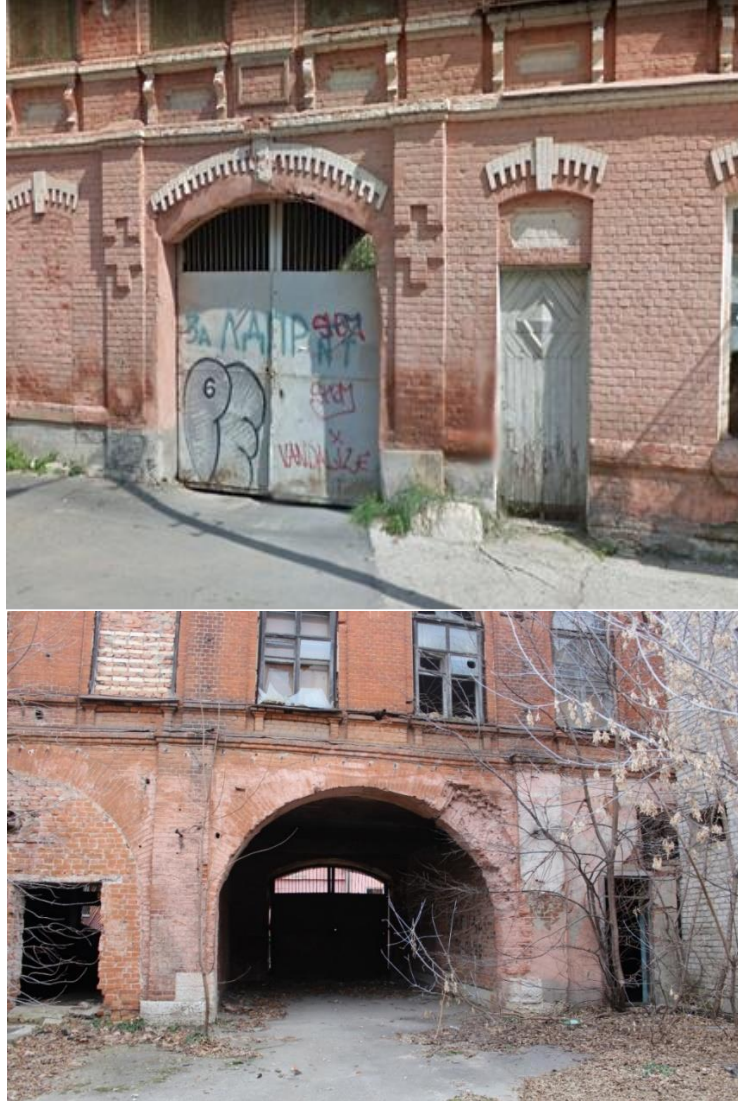
Photo of the building



Component 1.20. Paving, gate

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. VI, VII, VIII.

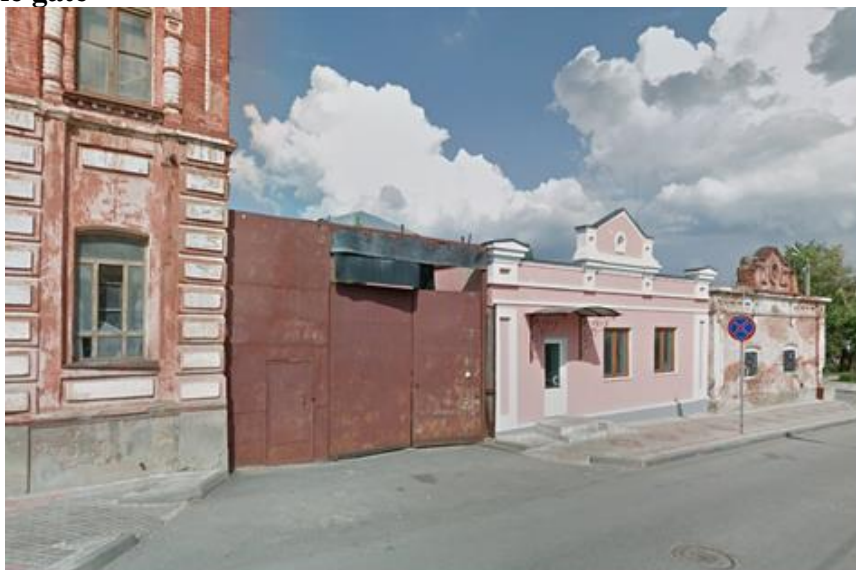
Photo of the gate



Component 1.21. Enclosure, gate

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 3, IV.

Photo of the gate



Component 1.22. Enclosure, gate

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 1, II.

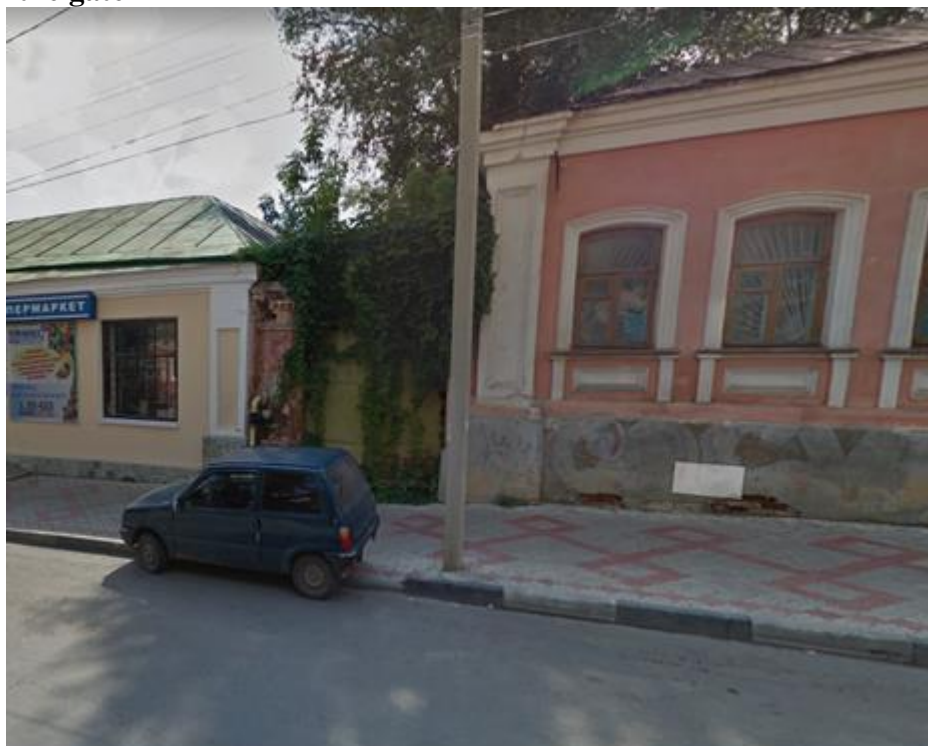
Photo of the gate



Component 1.23. Enclosure, gate

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 2, III.

Photo of the gate



Component 1.24. Overhang

Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. Г.

Photo



Site 2. Milk Rows

Address: Lipetsk Oblast, Yelets, Sovetskaya St. 78 (updated address: Lipetsk Oblast, Yelets, Sovetskaya St. 70).

Historic and Cultural Background

Site 2 is a cultural heritage site of regional importance, built in the second half of the XIX century. The author of the design is not known. The building is located in the center of the former Arkhangelsk (Bread) Square (now Lenin Square), and its four facades are designed as main facades.

The two-storey building is made of brick, it has a rectangular floor plan and has a four-slope roof. The facades are designed in the so-called brick style, vertically parted by rusticated piasters; in between floors there is a wide decorative belt. The center of the long west and east facades is emphasized by an additional hanging pilaster: a projection above the windows of the second floor. The large arched openings of the first floor windows correspond to the twin Romanesque windows of the second floor, decorated with flat brick décor.

Until 1918 the building housed a flour storage (or, according to other sources, fish stores) and in the 1960-1970s there was the Detsky Mir store. Since 1981 it has housed the art department of the Yelets Museum of Local History.

Photos of the site





Information on Current Physical Condition and Functional Use

Currently the building houses the art department of the Yelets Museum of Local History.

The current condition of the building is generally satisfactory. The roof is not visually damaged, but there are fragments of traces of leaks on the ceiling and walls of the second floor. The first floor rooms have cracks up to 3 mm in the areas where the inside walls link on the outside walls.

Wooden doors and windows are in satisfactory condition, with peeling of the paint layer.

The basement has wooden beams on wooden pillars. Fragmentary traces of damage and wood defects (worm holes) are observed.

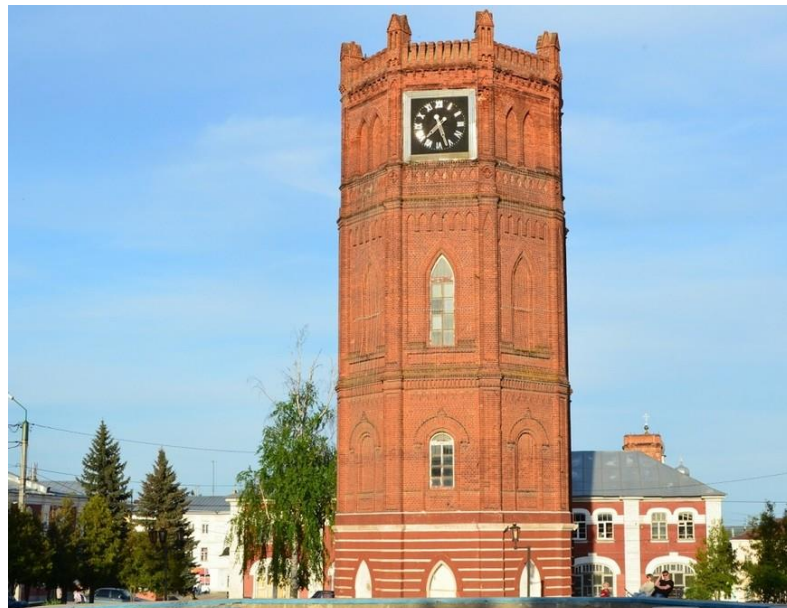
Site 3. Water Tower

Address: Lipetsk Oblast, Yelets, Sovetskaya St. 75a.

Historic and Cultural Background

Site 3 is a cultural heritage site of regional importance. The Water Tower is located at the intersection of Sverdlov Street and Sovetskaya Street. The Water Tower in Yelets was built in 1872, for 60 years it supplied water to the central part of town. In 1932, the city improved the water supply system and the tower was no longer used for its intended purpose. The Yelets chiming clock was installed in the brick tower in 1973-1975.

Photo of the site



Information on Current Physical Condition and Functional Use

Currently the Water Tower building is not in use. In the future, the Water Tower is expected to be used as an observation deck.

The current condition of the tower is generally satisfactory. The roof is not visually damaged, but there are fragments of traces of leaks on the ceiling and walls of the second floor. The second floor rooms have cracks up to 3 mm in the areas where the inside walls link on the outside walls.

Wooden doors and windows are in satisfactory condition, with peeling of the paint layer.

The basement has wooden beams on wooden pillars. Fragmentary traces of damage and wood defects (worm holes) are observed.

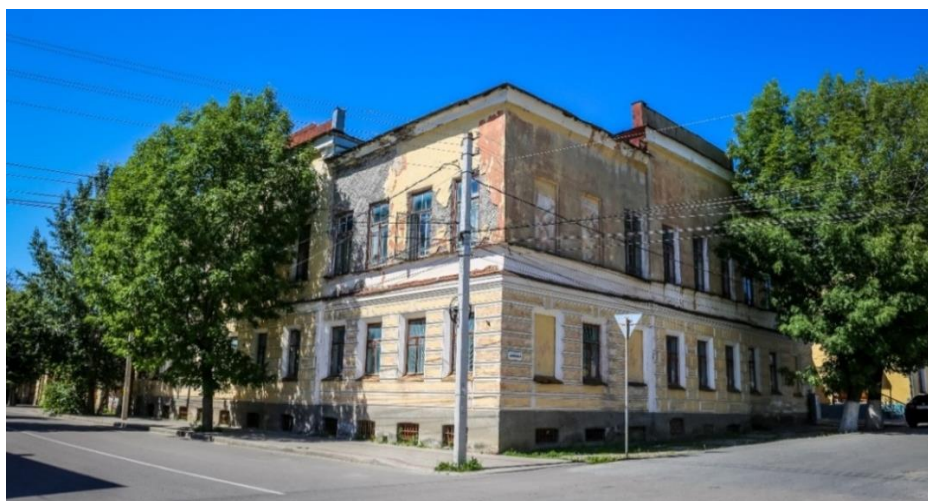
**Site 4. The building which housed the Military Revolutionary Council of Yelets County in 1917
Address: Lipetsk Oblast, Yelets, Oktiabrskaya St., 153**

Historic and Cultural Background

Site 4 is a cultural heritage site of regional importance. The building built in 1860 is an example of a public building of that period.

The building has two floors and a basement. The windows are rectangular and profiled. It is protected by the state as a historical monument of regional importance.

Photo of the site



Information on Current Physical Condition and Functional Use

Part of the building is currently in use.

The condition of the building in use is satisfactory.

The unused part of the building (the boiler room and barns) is in an unsatisfactory condition. There are traces of leaks and soaking in the foundations, on the bearing walls there are numerous destructions of the plaster layer, as well as rotting shingles and upper parts of the walls under the roof. The roof requires repairing with extension of the roof overhang and a pipe drainage system should be installed. Engineering systems need to be replaced. The floor, window openings, interior design, stairs and decorative elements require repair and restoration work.

II. OTHER FACILITIES AND ACTIVITIES

Site No	Site	Area, sq.m.	Functional use, user information	Description of works
5	Tobacco Factory Building, cultural heritage site of regional importance (decorative outdoor lighting), address: Lipetsk Oblast, Yelets, Lenina St. 74.	~ 7,092.8	Property of the City District of Yelets, Lipetsk Oblast. Not in use	Decorative outdoor lighting of the façade of the cultural heritage building when it is dark (approximately 15 hours in autumn and winter).
6	Milk Rows, cultural heritage site of regional importance (decorative outdoor lighting), address: Lipetsk Oblast, Yelets, Sovetskaya St. 78 (updated address: Lipetsk Oblast, Yelets, Sovetskaya St. 70)	~ 790.9	Yelets Museum of Local History	Decorative outdoor lighting of the façade of the cultural heritage building when it is dark (approximately 15 hours in autumn and winter).
7	Water Tower Building, cultural heritage site of regional importance (decorative outdoor lighting), address: Lipetsk Oblast, Yelets, Sovetskaya St. 75a	~ 186.8	Property of the City District of Yelets, Lipetsk Oblast. Not in use	Decorative outdoor lighting of the façade of the cultural heritage building when it is dark (approximately 15 hours in autumn and winter).
8	Pedestrian Bridge (Karakumovsky Bridge), Lipetsk Oblast, Yelets, Pobedy Square	~ 2,824.00	Urban public space, municipal property	Repair of bridge abutments and deck, strengthening of embankment cones.
9	City beach, the Bystraya Sosna River bank, address: Lipetsk Oblast, Yelets (Zasosna district, from Doprizivnikov Street to Zasosenskaya Street)	~ 65,000.00	Urban public space	Organization of recreation area for local residents and visitors, organization of places for mass and entertainment events.

III. LANDSCAPING AND LOCAL IMPROVEMENTS

Site No	Site	Area, sq.m.	Functional use, user	Description of works
10	Krasnaya Square, Yelets, Lipetsk Oblast	~ 13,000	Urban public space	Organization of pedestrian areas, parking areas and vehicular traffic areas, construction of an observation deck, paving pedestrian areas with tiles, installation of small architectural forms, paving parking areas.

IV. ENGINEERING SUPPLY

(external utilities and equipment outside the urban fragment)

Site No	Type of work	Main characteristics of the facility	Owner / asset holder	Description of work
11	Reconstruction of the water supply utilities of the Tobacco Factory Building	Length: ~ 21 m	Regional Unitary Enterprise Yeletsvodokanal	Reconstruction of water supply utilities. Replacement of three water inlets and existing wells.

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: Historic Preservation of XIX Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk Oblast).

The Subproject shall increase the culture and tourism potential as a catalyst for socio-economic growth and sustainable development of the city of Yelets (Lipetsk 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 meeting interests of people of all ages.

3. SCOPE AND TIMELINE

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

- development of scientific design documents and design documents (Design Stage Level) in accordance with the information and requirements described in this Section and Annex 2 to the Terms of Reference (ToR);
- development of the technical part of the bidding documents in compliance with the provided below list of documents. The technical part of the bidding documents shall include the following documents prepared in the format approved by the Client:
 - a general explanatory note;
 - the Environmental and Social Management Plan (ESMP);
 - detailed Bills of Quantities (BOQ); and
 - a set of drawings.

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

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

4. CLIENT'S INVOLVEMENT

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

5. REPORTING AND RESULT DELIVERY FORMAT

5.1. General Provisions

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

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

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

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

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

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

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

5.2. Special Provisions

5.2.1. Special Provisions for Sites 1–4:

Phase 1: Conducting Surveys and Studies for Cultural Heritage Sites (CHS) shall be carried out pursuant to GOST R 55567-2013: Procedures for Organizing and Conducting Engineering Studies on Cultural Heritage Sites. Monuments of History and Culture, General Requirements (including Amendment No. 1).

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

- **Completion Report for Sub-phase 2.1:** Development of and Obtaining Clearances for Critical Design Solutions.
- **Completion Report for Sub-phase 2.2:** Development of Scientific Design Documents and Going through the State Historic and Cultural Review (SHCR).

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

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

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

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

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

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

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

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

5.2.2. Special Provisions for Sites 5–11:

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

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

- **Completion Report for Sub-phase 2.1:** Development of and Obtaining Clearances for Critical Design Solutions.
- **Completion Report for Sub-phase 2.2:** Development of Scientific Design Documents and Going through the State Historic and Cultural Review (SHCR) (if necessary).

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

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

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

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

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

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

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

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

6. INSTITUTIONAL ARRANGEMENTS

Entities involved in Project implementation:

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

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

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

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

- The (potential) users:

1) Tobacco Factory Buildings, a cultural heritage site of regional importance. Address: Lipetsk Oblast, Yelets, Lenina St. 74. – Municipal budgetary institution of culture (MBUK) Yelets City Museum of Local History, property of the City district of Yelets, Lipetsk Oblast of the Russian Federation. There is no site user.

2) Milk Rows, a cultural heritage site of regional importance (Art Department of the Yelets Museum of Local History). Address: Lipetsk Oblast, Yelets, Sovetskaya St. 78 (updated address: Lipetsk Oblast, Yelets, Sovetskaya St. 70). The user of the site is Municipal budgetary institution of culture (MBUK) Yelets City Museum of Local History.

3) Water Tower, a cultural heritage site of regional importance. Address: Lipetsk Oblast, Yelets, Sovetskaya St. 75a. – Municipal budgetary institution of culture (MBUK) Yelets City Museum of Local History, property of the City district of Yelets, Lipetsk Oblast of the Russian Federation. There is no site user.

4) Building which housed the Military Revolutionary Council of the Yelets County in 1917, a cultural heritage site of regional importance. Address: Lipetsk Oblast, Yelets, Oktiabrskaya St. 153. – Site user: Municipal Evening Comprehensive School No 1.

The Consultant shall be selected using the QCBS procedures pursuant to the World Bank’s Procurement Guidelines and the procurement principles outlined in the NDB’s Procurement Policy (dated 2018 with further amendments).

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

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

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

7.1. General Requirements to the Consultant

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

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

Requirements to the Consultant’s Personnel (Experts) Working on Sites 1–4:

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

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

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

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

Requirements to the Consultant’s Personnel (Experts) Working on Sites 5–11:

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;
- development and implementation of complex projects for reconstruction and repair of buildings and structures;
- preparation of technical part of bidding documents for competitive selection as required by the international financial institutions.

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

Position	Required Qualifications
Team Leader / Chief Project 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: 3,230 person-days, including:

For the key experts working on Sites 1–4:

- Team Leader/CPA: 240 person-days,
- CPE: 495 person-days,
- RA: 495 person-days,
- DE: 495 person-days.

For the key experts working on Sites 5–11:

- Team Leader/CPA: 495 person-days,
- CPE: 495 person-days,
- SLPMS: 260 person-days.

- (ii) Total labor inputs by the entire team: 14,945 person-days.

Note:

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

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

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

8. ADDITIONAL REQUIREMENTS

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

- consultations with public authorities that issue clearances for scientific design documents and design documents (Design Stage Level);

- obtaining a permit for CHS preservation works from the federal or regional heritage protection authority;
- obtaining an assignment for CHS preservation works issued by the federal or regional heritage protection authority;
- if necessary, payment of costs related to obtaining clearances and opinions required by the Russian laws, including costs related to the state historical and cultural review of the design documents;
- during the document development process, submission of architectural, planning, technological and engineering solutions, including specifications of utility and technological equipment, preliminarily approved by the users of the sites to be restored/reconstructed, for a preliminary review and clearance by the Client;
- obtaining the Client's preliminary clearance for the design documents (Design Stage Level);
- direct participation, together with the Client, and providing a supporting rationale for the proposed design solutions (project engineering support) during the review of the resulting scientific design documents and design documents (Design Stage Level) by the public regulators, institutions, agencies and review authorities.

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

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

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

Design Works for Sites 1–4: Timeline

Table 1

No	Activity	Months as from commencement of Service provision																									
		1	2	3..7	8	9	10	11-16	17	18	19	...	22	23	24												
1	Phase 1: Implementation of surveys and studies				◆	Report for Phase 1																					
2	Phase 2: Development of scientific design documents and design documents (design stage level)																										
3	Sub-phase 2.1: Development and obtaining clearances for critical design solutions							◆	Report for Sub-phase 2.1																		
4	Sub-phase 2.2: Development of scientific design documents and going through the SHCR (for cultural heritage sites)								◆	Report for Sub-phase 2.2																	
5	Sub-phase 2.3: Development of design documents (design stage level)												◆	Report for Sub-phase 2.3													
6	Phase 3: Clearance and approval of scientific design documents and design documents (design stage level)														◆	Report for Phase 3											
7	Phase 4: Development of the technical part of the bidding documents															◆	Report for Phase 4										

Design Works for Sites 5–11: Timeline

Table 2

No	Activity	Months as from commencement of Service provision															
		1	2	3..7	8	9	10	11-16	17	18	19	...	22	23	24		
1	Phase 1: Implementation of surveys and studies				◆	Report for Phase 1											
2	Phase 2: Development of scientific design documents and design documents (design stage level)																
3	<i>Sub-phase 2.1: Development and obtaining clearances for critical design solutions</i>							◆	Report for Sub-phase 2.1								
4	<i>Sub-phase 2.2: Development of scientific design documents and going through the SHCR (for cultural heritage sites)</i>								◆	Report for Sub-phase 2.2							
5	<i>Sub-phase 2.3: Development of design documents (design stage level)</i>										◆	Report for Sub-phase 2.3					
6	Phase 3: Clearance and approval of scientific design documents and design documents (design stage level)													◆	Report Phase 3		
7	Phase 4: Development of the technical part of the bidding documents															◆	Report 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

HISTORIC PRESERVATION OF XIX CENTURY MERCHANT TOWN IN HISTORIC CORE OF YELETS (Yelets, Lipetsk Oblast)

I. DESIGN ASSIGNMENT FOR SITES 1–4

Item	Description	Requirements
1	Design rationale	Contract EL(d) for development of scientific design documents, design documents (design stage level) and technical part of bidding documents under the Subproject: Historic Preservation of XIX Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk 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. Tobacco Factory Buildings, cultural heritage site of regional importance, address: Lipetsk Oblast, Yelets, Lenina St. 74.</p> <p>Buildings and facilities of the complex are municipal property, total area of the buildings is approximately 7,092.8 sq.m..</p> <p>Site 1 consists of Components 1.1–1.24:</p> <p>Component 1.1. Administrative and utility building with basement and annex. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. B, B, pod. B. Cadaster number 48:19:6170101:84, square: ~ 305.8 sq.m.;</p> <p>Component 1.2. Electrical shop, weaving shop with basement. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A14, pod. A14. Cadaster number 48:19:6170101:82, square: ~ 206.7 sq.m.;</p> <p>Component 1.3. Air conditioner building. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A25. Cadaster number 48:19:6170101:70, square: ~ 59.9 sq.m.;</p> <p>Component 1.4. Shredded tobacco storeroom of cigarette workshop with basement. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A5, pod. A5, a1. Cadaster number 48:19:6170101:87, square: ~ 528.0 sq.m.;</p> <p>Component 1.5. Slitting machine shop and cigarette workshop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A8, a3, pod. A8. Cadaster number 48:19:6170101:88, square: ~ 846.7 sq.m.;</p> <p>Component 1.6. Crushing shop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A4, pod. A4. Cadaster number 48:19:6170101:77, square: ~ 928.9 sq.m.;</p> <p>Component 1.7. Mechanical workshops and dressing rooms with basement. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A12, pod. A11, A12. Cadaster number 48:19:6170101:65, square: ~ 413.7 sq.m.;</p> <p>Component 1.8. Warehouse, medical station. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A18. Cadaster number 48:19:6170101:72, square: ~ 305.0 sq.m.;</p> <p>Component 1.9. Canteen, recreation center. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A19, a4. Cadaster number 48:19:6170101:73, square: ~ 566.4 sq.m.;</p> <p>Component 1.10. Cigarette workshop and air conditioner unit. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A6. Cadaster number 48:19:6170101:85, square: ~ 298.7 sq.m.;</p> <p>Component 1.11. Carpentry workshops and dressing rooms with basement. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A13, a5, pod. A13. Cadaster number 48:19:6170101:66, square: ~ 213.7 sq.m.;</p> <p>Component 1.12. Packing and Weaving Workshop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A10. Cadaster number 48:19:6170101:86, square: ~ 306.4 sq.m.;</p> <p>Component 1.13. Printing and cigarette workshop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A9, a10, pod. A9, A10. . Cadaster number 48:19:6170101:74, square: ~ 640.0 sq.m.;</p> <p>Component 1.14. Warehouse. Address: Lipetsk Oblast, Yelets,</p>

Lenina St. 74, lit. A16. Cadaster number 48:19:6170101:96, square: ~ 140.9 sq.m.;

Component 1.15. Warehouse. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A17. Cadaster number 48:19:6170101:68, square: ~ 233.1 sq.m.;

Component 1.16. Blacksmith's shop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A21. Cadaster number 48:19:6170101:83, square: ~ 52.7 sq.m.;

Component 1.17. Workshops and weaving shop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A11. Cadaster number 48:19:6170101:64, square: ~ 545.3 sq.m.;

Component 1.18. Packing and cigarette workshop. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A7. Cadaster number 48:19:6170101:67, square: ~ 228.2 sq.m.;

Component 1.19. Boiler house. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. A15. Cadaster number 48:19:6170101:71, square: ~ 272.7 sq.m.;

Component 1.20. Paving, gate. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. VI, VII, VIII. Cadaster number 48:19:0000000:5174, length: ~ 8.0 m, square: ~ 3,456.5 sq.m.;

Component 1.21. Enclosure, gate. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 3, IV. Cadaster number 48:19:0000000:5086, length: ~ 7.0 m;

Component 1.22. Enclosure, gate. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 1, II. Cadaster number 48:19:0000000:5087, length: ~ 8.0 m;

Component 1.23. Enclosure, gate. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. 2, III. Cadaster number 48:19:0000000:5169, length: ~ 4.0 m;

Component 1.24. Overhang. Address: Lipetsk Oblast, Yelets, Lenina St. 74, lit. Г. Cadaster number 48:19:0000000:4298, square: ~ 32.5 sq.m..

The land plot is municipal property, Cadaster number 48:19:6170101:5, total square: ~ 9705 sq.m., land category: urban land; permitted use: industrial facilities. The site is located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.

Site 2. Milk Rows, cultural heritage site. Address: Lipetsk Oblast, Yelets, Sovetskaya St. 78 (updated address: Lipetsk Oblast, Yelets, Sovetskaya St. 70).

The building is municipal property; square: ~ 790.9 sq.m.

The land plot is municipal property, cadaster number 48:19:6170108:10; square: ~ 361 sq.m., land category: urban land; permitted use: to house the Museum of Local History. The site is located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.

Site 3. Water Tower, cultural heritage site. Address: Lipetsk Oblast, Yelets, Sovetskaya St. 75a.

The building is municipal property, cadaster number 48:19:6170101:99, square: ~ 186,8 sq.m..

The land plot under the building is not delineated. The site is located within the boundaries of the identified cultural heritage

monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.

Site 4. The building which housed the Military Revolutionary Council of Yelets County in 1917, cultural heritage site. Address: Lipetsk Oblast, Yelets, Oktiabrskaya St., 153.

The building is municipal property. Total square: ~ 3,762.50 sq.m.
The user is Municipal Evening Secondary School No 1.

1. Premises with floor area 1,469.1 sq.m., 1st floor (cadaster number 48:19:6170111:79)

Owner: no data.

User: Municipal Evening Secondary School No 1, operational management, registration 48-48-07/027/2013-357 of 21.08.2013

2. Premises with floor area 383,2 sq.m., 1, 2nd floor (cadaster number 48:19:6170111:80)

Owner: no data.

User: Municipal Evening Secondary School No 1, operational management, registration 48-48-07/014/2012-714 of 07.03.2012

3. Evening school building (wall connection to building Lit. A2) (cadaster number 48:19:6170111:28)

Owner: no data.

User: no data

4. Boiler plant (cadaster number 48:19:6170111:117)

Owner: no data.

User: Yelets Children's Art School No 1, operational management, registration 48:19:6170111:117-48/044/2021-2 of 14.01.2021

5. Barn (cadaster number 48:19:6170111:35)

Owner: no data.

User: no data

6. Barn (cadaster number 48:19:6170111:36)

Owner: no data.

User: Yelets Children's Art School No 1, operational management, registration 48-48-07/014/2012-715 of 07.03.2012

7. Toilet (cadaster number 48:19:6170111:37)

Owner: no data.

User: no data

8. Fence (cadaster number 48:19:6170111:26)

Owner: no data.

User: no data

9. Fence (cadaster number 48:19:6170111:27)

Owner: no data.

User: no data

1. Land plot (cadaster number 48:19:6170111:2)

Owner: Administration of the City district of Yelets, excerpt from the Unified State Register of Legal Entities, registration 48-48-07/010/2006-3468 of 26.01.2007

User: Yelets Children's Art School No 1, permanent (perpetual) use, registration record 48-01/19-4/2003-699 of 22.11.2003.

2. Land plot (cadaster number 48:19:6170111:14)

Owner: no data.

User: Municipal Evening Secondary School No 1, permanent (perpetual) use, registration record 48-48-07/027/2013-355 of 21.08.2013

3	General Designer	To be selected on a competitive basis.
4	Panning constraints	- Yelets 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	Phase 1: Implementation of surveys and studies. Phase 2: Development of scientific design documents and design documents (design stage level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR). Sub-phase 2.3: Development of design documents (design stage level). Phase 3: Clearance and approval of scientific design documents and design documents (design stage level). Phase 4: Development of the technical part of the bidding documents.
8	Information on identification of construction phases and startup facilities and their composition	Not envisaged.
9	Requirements to alternatives and competitive development	Not required.
10	Site complexity category	To be determined on the basis of the design.
11	Requirements to development of Project-specific Technical Specifications (PSTS) and fire risk estimates	PSTS shall be developed and cleared as necessary. Estimates of fire risks and evacuation time shall be prepared and cleared as necessary.
12	Requirements to general layout of the land plot	When preparing the general layout of the land plot, it is necessary to take into account small architectural forms, decorative lighting elements, and access control equipment. The types of barriers shall be designed in detail. This volume shall include: a site grading plan; a cut and fill plan (there should be a separate cut and fill quantity sheet for outdoor utilities); a consolidated utilities layout specifying the type of trenches and sections for the drainage systems; a plan of local improvements with detailed sections for each type of activities and estimates of the pavement strength. Drainage system layouts shall be developed and the best possible solution selected. The design shall also include on-site traffic management schemes, access roads, road signs as well as internal navigation signs for future visitors.
13	Requirements to architectural and space planning solutions	The buildings shall be measured inside and outside before the design work can commence. The Consultant shall prepare a list of all lost elements, a dismantling quantity sheet, and a quantity sheet of rehabilitation works. The AS plans shall show the location of

		<p>technological equipment. The Consultant shall also develop interior and color solutions.</p> <p>Spatial plans shall be developed on the basis of archived materials and restoration assignment.</p> <p>The Consultant shall develop a Bill of Quantities covering: window and door assemblies (to specify the type, material, complexity category); floors and ceilings (including re-creation/restoration of decorative elements); walls (including re-creation/restoration of decorative elements, internal walls and partitions). Prior to the development of design documentation measurements of buildings (interior / exterior) shall be taken.</p>
14	Requirements to structural solutions	<p>To design structural interventions to prevent a destructive effect on the surrounding built-up environment (if necessary).</p> <p>To design structural and technological interventions with a view to preserving the front façades.</p> <p>The need to strengthen the foundations shall be determined in the course of surveys and studies. The load bearing elements of the building frame shall follow the structural layout estimated in compliance with effective standards and regulations.</p> <p>Structural elements of the buildings shall be designed with due regard for the engineering/technological equipment load.</p>
15	Requirements to technological solutions and equipment	<p>During the design process, the Consultant shall prepare a list of technological solutions and equipment to allow the proposed functional use of the sites to be reconstructed and/or restored. The workplaces shall be equipped with furniture, PCs, peripheral equipment, printers and MFPs.</p>
16	Requirements to utility connection solutions	<p>When preparing the design documents together with the site user(s), the Consultant shall get required Technical Specifications (TS) that allow for: power supply (if necessary, it shall get TS for a power metering unit(s)); water supply/disposal, including stormwater runoff management; heating and gas supply (if necessary); communication networks (telephone and Internet), and a radio outlet with a civil defense/emergency warning signal (if necessary).</p>
17	Power supply	<p>The connection point shall meet the Technical Specifications. The design shall determine the power supply category. Voltage supplied to the internal power line shall be 230/380 V. Copper leads shall be used for power distribution inside the building and in switchgear.</p> <p>If necessary, the designer shall envisage separate switchboards for power users entitled to Category I Electricity Supply Reliability. The switchboards shall consist of an automatic transfer switch (ATS), an ATS distribution board, and, if necessary, an uninterruptible power source (UPS) and/or an alternative power source.</p> <p>The electrical service panel shall have automatic switches (if necessary, RCCB, DPR) on the lines that feed power sockets, lighting fixtures and technological equipment.</p> <p>Engineering equipment shall receive power from own switchboards. The outgoing lines shall have automatic combined release circuit breakers. The type of grounding for the supply and distribution (group) networks shall meet the existing regulations.</p> <p>The story-level switchboards shall be located in power niches or special 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</p>

		<p>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 saving LED lighting fixtures; - Street lights shall have both manual and automatic control. <p>The buildings shall have a number plaque with photo relay-controlled lighting.</p> <p>Lightning protection shall be designed according to effective regulations.</p>
19	Water supply	<p>The connection point shall meet the Technical Specifications. There should be a water metering unit. The cold water meter (technical metering) shall be located in the inlet unit. If necessary, the designer shall envisage a water treatment system. The fire water supply system shall be taken into account. In case of a sub-standard operating pressure in the cold/hot water supply systems, a series of booster pumps shall be installed together with pressure regulators at inlets.</p> <p>If there is no access to the municipal hot water supply system, the design shall provide for hot water supply, from the heating system (to be taken into account in the individual heating point design). If it is impossible to heat water in the individual heating point or a separate gas fired boiler, the design shall provide for installation of electric water heaters/boilers, if necessary.</p> <p>The water supply systems shall be section-specific/zonal (for specific floors) and separate (depending on the functional use of premises); the trunk pipe layout shall be determined by the design; if possible, it should be manifold piping with individual manifold boxes. The design shall specify pipe materials, shaped elements and installation technique. The 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</p>

		<p>gangway to collect incidental water spills and remove wastewater after filter and disinfection equipment cleaning. If necessary, the design should include installation of watering taps along the building perimeter or an automatic watering system in the surrounding land plot (as agreed with the user).</p> <p>Estimates of the required demand of service and drinking water shall be established on the basis of the effective standards.</p>
20	Outdoor water supply systems	To design the on-site water supply system up to the connection point within the land plot boundaries or in its immediate vicinity. The design shall correspond to the TS and be cleared by the TS issuing authority.
21	Sanitation	<p>Disposal of domestic wastewater shall meet the TS. In case of technological sewerage/surface runoff from the road pavement, engineering solutions for wastewater treatment (grease traps, cartridge filters, local treatment plants, sewage treatment plants) shall be adopted. Sanitary facilities shall be equipped with pumps, if wastewater from them cannot be disposed into the outdoor sewers. Wastewater shall be disposed into the outdoor sanitation system via pressure lines.</p> <p>The sanitation system shall have vent valves releasing air into the outdoor network.</p> <p>Sewers shall be buried as much as possible. Cleanouts, drain shoes and vent valves shall be located in places convenient in terms of maintenance and be accessible through inspection holes.</p> <p>Incidental discharges of relatively clean effluents from pumping station/heating point pits shall be channeled into the combined sewer.</p> <p>The pits shall be equipped with drainage pumps.</p>
22	Outdoor sanitation networks	The on-site sanitation system shall be designed up to the connection point within the land plot boundaries or in its immediate vicinity. The design shall correspond to the TS and be cleared by the TS issuing authority.
23	Heat supply	<p>Connection to the heat supply system shall meet the TS. If it is technologically impossible, a gas fired boiler house shall be designed and gas supply TS shall be obtained. It is necessary to estimate the required amount of heat, including normative losses, for heating, ventilation and air conditioning purposes and, if necessary, hot water supply.</p> <p>User connection to the heat supply system: via automated individual heating points (IHP); their number shall be determined on the basis of technical specifications issued by the energy supplier in line with the functional uses. The IHP design shall focus on the use of energy efficient technologies and include a dispatch system that shall transmit data and be controlled, from the dispatch center.</p> <p>Heating systems of air handling units: separate (depending on the functional use of premises). Control with balancing valves; compensation through compensators.</p> <p>Mechanical ventilation and ventilation unit heating systems shall be automated, and data on all parameters shall be transmitted to the dispatch center.</p> <p>The automatic control of the heat supply and ventilation system shall:</p> <ul style="list-style-type: none"> - maintain required and efficient heating parameters under possible variations of user loads; - reduce heat consumption using weather compensation technology; - carry out continuous monitoring, change parameters, and adjust and diagnose the operation of the equipment and the system as a whole; - give an accident signal in case an emergency situation is identified, and take actions to reduce damage.

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

28	Automation of the ventilation and air conditioning systems	<p>The automation system shall provide for:</p> <ul style="list-style-type: none"> - switching off/on and indicating the operating modes (operation/accident) of the ventilation systems; - switching off the ventilation systems after a fire alarm signal; - automatic maintaining the selected temperature of intake air; - control/monitoring of the operation and conditions of the ventilation system fans; - control of air filters' contamination; - protection of the ventilation system fans from current overload and short circuit; - frequency control of fan performance of ventilation systems. <p>In the control panels of ventilation systems to provide output of the parameter "malfunction" to the control room.</p> <p>The air conditioning system shall have wireless control panels. The designer shall develop automation schemes and panels.</p>
29	Installation of telephone and computer lines	<p>Organization of access to the city telephone networks and the Internet to be performed in accordance with the specifications. Subscriber outlets are to be provided at each workplace. IP telephony shall be used as the telephone network technology.</p> <p>If the length of the trunk line cable is more than 80 meters, use FOL. Provide 100% coverage of buildings' area with Wi-Fi network. Develop structural and circuit diagrams of connections. The bandwidth of the internal channel shall be at least 1Gb. The project shall include the design of data center and data storage system based on the needs of the user and the load.</p>
30	Integrated TV reception system	<p>The system shall be developed in accordance with the specifications. Develop structural and circuit diagrams of connections.</p>
31	Radio system installation	<p>The radio system should be designed in accordance with the specifications. Develop structural and circuit diagrams of connections.</p>
32	Video surveillance and emergency communication	<p>Video surveillance system shall be planned to monitor the building perimeter and rooms inside the building for the following areas:</p> <ul style="list-style-type: none"> - facades of the complex with main and evacuation exits; - exits to the roof of the building. <p>High resolution FHD digital color cameras shall be used. Images from the cameras shall be brought together in the control room and displayed on monitors.</p> <p>It should be possible to process and record information digitally on a computer hard drive sufficient for storing two weeks' data with subsequent recording on another medium.</p> <p>Installation locations and functionality of video cameras shall be agreed with the User.</p>
33	Gas supply	<p>To design the indoor and outdoor gas supply systems as needed.</p>
34	Fire safety system automation	<p>The building's fire safety automation system (FSAS) shall provide interaction between the building's fire protection systems and installations.</p> <p>The FSAS system shall integrate the following building fire protection systems and installations:</p> <ul style="list-style-type: none"> - an automatic fire alarm system; - a notification and evacuation management system; - smoke-extraction and fire-prevention system control in ventilation systems; - an automatic fire-fighting system. <p>In case of activation of the fire alarm system, provide for disconnection</p>

		of the general ventilation air-conditioning system.
35	Public fire alarm and evacuation management system (PFAEMS)	<p>The project shall provide for a system of warning and evacuation control in case of fire.</p> <p>The number of projected voice and sound sirens in the premises shall be determined based on the specifications of the sirens. Fire alarm sounders shall provide a total sound level (the sound level of the constant noise together with all the signals produced by the sounders) of not less than 75 dBA at a distance of 3 m from the alarm source, but not more than 120 dBA in any point of the protected premises.</p> <p>The number of voice or sound fire alarms, their arrangement and power must provide the required sound level in all places of permanent or temporary occupancy.</p> <p>The alarm signals must be distinct from other signals, i.e. either a voice message or an audible signal interpreted unambiguously as "Fire" should be transmitted in the event of a fire.</p> <p>The voice alarms shall not have volume controls. The control devices for the fire alarm control system shall be located in a continuously manned fire watch room. PFAEMS shall have fire resistant cables and wires with fire safety certificates.</p>
36	Fire warning system	<p>Develop a fire alarm system in accordance with regulatory requirements. Fire alarm stations shall be located in the control room.</p> <p>The premises of the facility shall be equipped with:</p> <ul style="list-style-type: none"> • automatic fire warning system (AFWS) with addressable analogue smoke and heat maximum differential fire detectors; • addressable manual fire detectors. <p>AFWS shall have fire resistant cables and wires with safety certificates</p>
37	Dispatching and automation	To develop the system of dispatching of engineering systems with the output of parameters to the dispatcher's point in the operator's workstation.
38	Requirements to construction management plan	To be executed in accordance with current norms and rules.
39	Requirements to capital project demolition/ dismantling management plan	To be executed in accordance with current norms and rules (if necessary).
40	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
41	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	The project shall include a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002 On Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation and other normative legal documents in force in the Russian Federation.
42	Requirements to execution of documents for and obtaining clearances from the State Historical and Cultural Review	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.

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43	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
44	Requirements to the section Accessibility for the Disabled	As required by regulation SP 59.13330.2016 (Revised SNIIP edition 35-01-2001) and GOST R 58178-2018 (effective as of March 1, 2019).
45	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
46	Requirements to cost estimates, including methods used to calculate the cost of construction and convert it to current prices	To be executed in accordance with current norms and rules as well as expert review requirements, if any.
47	Requirements concerning the need for demonstration materials, their scope and form	Development of presentation (text, graphic) materials for public hearings. If necessary, production of 2-3 posters and a digital presentation.
48	Requirements to composition and contents of documents and regulatory acts used as a basis for design	As set out in: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections; - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - MoC Executive Order No. 175 of February 14, 2017, on Inclusion of the City of Yelets (Lipetsk Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Protection; - 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	Materials and equipment (goods) to be used for project implementation shall be manufactured in the NDB countries in the same form as they are proposed for execution of works/delivery of goods. Goods may be manufactured in the NDB countries in whole or as a

	implementation	<p>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>
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2. DESIGN ASSIGNMENT FOR SITES 5–9

Item	Description	Requirements
1	Design rationale	<p>Contract EL(d) for development of scientific design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Historic Preservation of XIX Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk Oblast).</p>
2	Site and land plot characteristics	<p><i>Site names shall be updated when the title documents are obtained</i></p> <p>Site 5. Tobacco Factory Buildings (decorative outdoor lighting). Address: Lipetsk Oblast, Yelets, Lenina St. 74. Buildings and facilities are municipal property, total floor area of buildings: ~ 7,092.8 sq.m. The land plot is municipal property, cadaster number 48:18:6170101:5; square: ~ 9,705 sq.m.; land category: urban land; permitted use: industrial facilities. The site is located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.</p> <p>Site 6. Milk Rows, cultural heritage site (decorative outdoor lighting). Address: Lipetsk Oblast, Yelets, Sovetskaya St. 78. The building is municipal property, not registered in the cadaster; square: ~ 790.9 sq.m. The land plot is municipal property, cadaster number 48:19:6170108:10; square: ~ 361 sq.m., land category: urban land; permitted use: to house the Museum of Local History. The site is located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.</p> <p>Site 7. Water Tower, cultural heritage site (decorative outdoor lighting). Address: Lipetsk Oblast, Yelets, Sovetskaya St. 75a. The building is municipal property, cadaster number 48:19:6170101:99; square: ~ 186,8 sq.m. The land plot under the building is not delineated. The site is located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.</p> <p>Объект 8. Pedestrian Bridge (Karakumovsky Bridge). Address: Lipetsk Oblast, Yelets, Pobedy Square. The Water Tower is municipal property, not registered in the cadaster; square: ~ 2,824.0 sq.m. The areas under the bridge abutments along the water line are not delineated. The areas under the bridge between the river banks are not delineated either.</p> <p>Site 9. City beach, the Bystraya Sosna River bank. Address: Lipetsk Oblast, Yelets (Zasosna district, from Doprizivnikov Street to Zasosenskaya Street). The land plots are municipal property: cadaster number 48:19:0000000:6317; square: ~ 21,598 sq.m., land category: urban land; permitted use: leisure and recreation (parks, gardens,</p>

		<p>boulevards, playgrounds, etc.); cadaster number 48:19:0000000:6325, square: ~ 9,346 sq.m., land category: urban land; permitted use: urban services (roads, parking lots, public transport stops); cadaster number 48:19:0000000:6313, square: ~ 6,348 sq.m., land category: urban land; permitted use: leisure and recreation (parks, gardens, boulevards, playgrounds, etc.); land plots without delineation in the City district of; square: ~ 74,805 sq.m.. Total square of sites: ~ 112,097.00 sq.m. The sites are located within the boundaries of the identified cultural heritage monument of archeology The Cultural Layer of the Historical Part of the City of Yelets.</p>
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Yelets land use and development regulations; - boundaries of conservation and land use zones; town planning regulations.
5	Type of construction works	It is necessary to provide: - decorative lighting of facades of the cultural heritage site when it is dark; - repair of bridge abatements and deck, strengthening of embankment cones; - public beach: organization of recreation area, organization of places for mass and entertainment events. Types and scope of work to be updated during design development.
6	Financial source	NDB Loan and federal budget.
7	Design phases	<p>Phase 1: Implementation of surveys and studies. Phase 2: Development of scientific design documents and design documents (Design Stage Level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR), if necessary. Sub-phase 2.3: Development of design documents (Design Stage Level) Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level). Phase 4: Development of the technical part of the bidding documents.</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. 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 receive Technical Specifications that allow for power supply and sanitation, including stormwater runoff management. Location of the existing utilities shall be taken into account.

10	Requirements to construction management plan	To be executed in accordance with current norms and rules.
11	Requirements to organization of demolition and dismantling works	To be executed in accordance with current norms and rules (if necessary).
12	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
13	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	If necessary, to envisage a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation as well as by other regulatory legal documents that are in force in the Russian Federation.
14	Requirements to execution of documents for and obtaining clearances from the State Historical and Cultural Review (SHCR) Office	The design work shall be carried out pursuant to the effective legislation. All SHCR requirements, if any, shall be met.
15	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
16	Requirements to the section Measures to Ensure Accessibility for People with Disabilities	In accordance with the requirements of SP 59.13330.2016 (Revised edition of SNIIP 35-01-2001) and GOST R 58178-2018 (came into effect 01.03.2019).
17	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
18	Requirements to cost estimates	To be developed in accordance with the effective standards and regulations as well as expert review requirements, if any.
19	Requirements concerning the need for demonstration materials, their scope and form	If necessary: development of presentation (text, graphic) materials for public hearings, making 2-3 poster boards and a digital presentation.
20	Requirements to composition and contents of documents and regulatory acts used	In compliance with: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire

	as a basis for design	Safety Requirements; - MoC Executive Order No. 175 of February 14, 2017, on Inclusion of the City of Yelets (Lipetsk Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Protection; - 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 obtaining clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
22	Requirements to materials and equipment to be used for project implementation	Materials, equipment (goods) used in the implementation of the Project must be produced in the NDB member states in the form in which they are proposed to be contracted/supplied. Goods may be produced in the NDB member states entirely or as a result of substantial and major assembly of components of another commercially recognized product significantly different from its components. A product is considered to be locally produced if the volume of direct imports, valued at cost, insurance and delivery, is 50% or less of its EXW price.

3. DESIGN ASSIGNMENT FOR SITE 10

№	Description	Requirements
1	Design rationale	Contract EL(d) for development of scientific design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Historic Preservation of XIX Century Merchant Town within Historic Core of Yelets (Yelets, Lipetsk Oblast)
2	Site and land plot characteristics	<i>Site names shall be updated when the title documents are obtained</i> Site 10. Krasnaya Square, Lipetsk Oblast, Yelets. Square: ~ 13,000 sq.m.
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Yelets 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	Phase 1: Implementation of surveys and studies. Phase 2: Development of scientific design documents and design documents (Design Stage Level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going

		through the State Historic and Cultural Review (SHCR), if necessary. Sub-phase 2.3: Development of design documents (Design Stage Level) Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level). Phase 4: Development of the technical part of the bidding documents.
8	Requirements to general layout of the land plot	The boundaries of the area to be landscaped and improved shall be specified during the design process. When preparing the layout of the land plot, it is necessary to take into account small architectural forms and decorative lighting elements. The types of barriers shall be designed in detail. This volume shall include: a site grading plan; a cut and fill plan (there should be a separate cut and fill quantity sheet for outdoor utilities); a consolidated network layout specifying the type of trenches and sections for the drainage systems; a plan of landscape enhancement and local improvements with detailed sections for each type of activities. To prepare drainage system layouts and select the best possible solution. The design shall also include internal navigation signs for future visitors.
9	Requirements to utility connection solutions	When preparing the design documents together with the site user(s), the Consultant shall receive Technical Specifications that allow for power supply and sanitation, including stormwater runoff management. Location of the existing utilities shall be taken into account.
10	Requirements to construction management plan	To be executed in accordance with current norms and rules.
11	Requirements to organization of demolition and dismantling works	To be executed in accordance with current norms and rules (if necessary).
12	Requirements to the design section List of Environmental Management Activities	To be executed in accordance with current norms and rules.
13	Requirements to development of cultural heritage protection activities (adjacent built-up areas)	If necessary, to envisage a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation as well as by other regulatory legal documents that are in force in the Russian Federation.
14	Requirements to execution of documents for and obtaining clearances from the State Historical and Cultural Review (SHCR) Office	The design work shall be carried out pursuant to the effective legislation. All SHCR requirements, if any, shall be met.
15	Requirements to the section List of Fire Safety Activities	To be executed in accordance with current norms and rules.
16	Requirements to the section Measures to Ensure Accessibility	In accordance with the requirements of SP 59.13330.2016 (Revised edition of SNiP 35-01-2001) and GOST R 58178-2018 (came into effect 01.03.2019).

	for People with Disabilities	
17	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be executed in accordance with current norms and rules.
18	Requirements to cost estimates	To be developed in accordance with the effective standards and regulations as well as expert review requirements, if any.
19	Requirements concerning the need for demonstration materials, their scope and form	If necessary: development of presentation (text, graphic) materials for public hearings, making 2-3 poster boards and a digital presentation.
20	Requirements to composition and contents of documents and regulatory acts used as a basis for design	In compliance with: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - MoC Executive Order No. 175 of February 14, 2017, on Inclusion of the City of Yelets (Lipetsk Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Protection; - Federal Law No. 73-FZ of June 25, 2002, on Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation, and other effective regulations and rules.
21	Requirements to getting clearances	The Consultant shall be responsible for getting data and clearances required for project implementation. It shall: support presentations at public hearings, if necessary; make requests and provide estimates to obtain TS, letters of approval and initial permits; participate in working meetings with representatives of the approving institutions and authorities; and, if necessary, speak on behalf of the User and Client under a power of attorney.
22	Requirements to materials and equipment to be used for project implementation	Materials, equipment (goods) used in the implementation of the Project must be produced in the NDB member states in the form in which they are proposed to be contracted/supplied. Goods may be produced in the NDB member states entirely or as a result of substantial and major assembly of components of another commercially recognized product significantly different from its components. A product is considered to be locally produced if the volume of direct imports, valued at cost, insurance and delivery, is 50% or less of its EXW price.

4. DESIGN ASSIGNMENT FOR SITE 11

Item	Description	Requirements
1	Design rationale	Contract EL(d) for development of scientific and design documents, design documents (Design Stage Level) and technical part of bidding documents under the Subproject: Reconstruction of the Historical Appearance of the XIX Century Merchant Town within the Historical Part

		of the City of Yelets (Yelets, Lipetsk Oblast)
2	Site and land plot characteristics	<i>Site names shall be updated when the title documents are obtained</i> Site 11. Reconstruction of water supply network. Tobacco Factory Building, cultural heritage site of regional importance. Owner / Asset Holder: Regional State Unitary Enterprise YELETSVODOKANAL, city of Yelets
3	General Designer	To be selected on a competitive basis.
4	Planning constraints	- Yelets municipality 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	Phase 1. Conducting surveys and investigations. Phase 2. Development of scientific design documents and design documents (Design Stage Level): Sub-phase 2.1: Development of and obtaining clearances for critical solutions. Sub-phase 2.2: Development of scientific design documents and going through the State Historic and Cultural Review (SHCR) (if necessary). Sub-phase 2.3: Development of design documents (Design Stage Level) Phase 3: Clearance and approval of scientific design documents and design documents (Design Stage Level). Phase 4: Development of the technical part of the bidding documents.
8	Main technical and economic indicators	Site 11. Reconstruction of water supply network. Tobacco Factory Buildings, cultural heritage site of regional importance. Length: ~ 21 m. Replacement of 3 water inlets and existing wells.
9	Requirements to organization of construction plan	To be developed according to the effective standards and regulations.
10	Requirements to the design section List of Environmental Management Activities	To be developed according to the effective standards and regulations.
11	Requirements to development of cultural heritage protection activities (adjacent built-up areas and construction site)	If necessary, to develop a section entitled Cultural Heritage Protection Activities. When developing the scientific design documents, the designer shall be guided by Federal Law No. 73-FZ of June 25, 2002, On Cultural Heritage Sites (Monuments of History and Culture) of the Peoples of the Russian Federation as well as 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	The design work shall be carried out pursuant to the effective legislation. In case the historical and cultural review is required, all SHCR requirements shall be met.

	Cultural Review (SHCR) Office	
13	Requirements to the section Civil Defense Activities and Preparedness for Natural/Industrial Disasters	To be developed according to the effective standards and regulations.
14	Requirements to the section List of Fire Safety Activities	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 expert review requirements, if necessary.
16	Requirements concerning the need for demonstration materials, their scope and form	To prepare presentation materials (texts and graphics). If necessary, to make 2–3 poster boards and a digital presentation.
17	Requirements to composition and contents of documents and regulatory acts used as a basis for design	As set out in: - The Town Planning Code of the Russian Federation; - Government Resolution No. 87 of February 16, 2008, on Composition and Requirements to Contents of Design Document Sections; - Federal Law No. 123-FZ of July 22, 2008 – Technical Regulation on Fire Safety Requirements; - MoC Executive Order No. 175 of February 14, 2017, on Inclusion of the City of Yelets (Lipetsk Oblast) in the List of Historical Settlements of Federal Significance, Approval of Its Boundaries and Subject Matter of Protection; - 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; other effective rules and regulations.
18	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.
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 NDB countries in the same form as they are proposed for execution of works/delivery of goods. Goods may be manufactured in the NDB 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.