

Award Notice  
LEPL Spatial and Urban Development Agency (SUDA)



GEORGIA

**Livable Cities Investment Program – PRF  
Loan No: 6024-GEO**

Contract Reference No: SUDA/LCIP/QCBS-04-1

Scope of Contract: Spatial and Urban Development Plans in Oni Municipality

Method of Selection: Quality and Cost Based Selection (QCBS)

Duration of Services: 12 months after the effective date of Contract

Contract Signature Date: 26 August 2025

Evaluation Currency: GEL (Georgian Lari)

**Shortlisted Consultants:**

- JV between Nine steps corporation (Lead partner; Japan) and JM Engineering Eurasia LLC (JV partner; Georgia);
- JV between CITYFÖRSTER (Lead partner; Netherlands), NWDS (JV partner; Georgia), Planning Impact Foundation (PIF) (JV partner; Armenia), Thomas Stellmach Planning and Architecture (TSPA) (JV partner; Germany), BDO Consulting LLC (BDO) (Sub-Consultant; Georgia) and JM Engineering Eurasia LLC (Sub-Consultant; Georgia);
- DP Architects Pte. Ltd. (Lead; Singapore) and Free EXPERTS LLC (Sub-consultant; Georgia);
- JV between Groupe Huit (Lead partner; France) and Artstudio Project LLC (JV partner; Georgia);
- JV between Sa partners Agency for urban design and planning (Lead; Switzerland) and Address Georgia LLC (JV partner; Georgia) in association with GEOTEST LTD (Sub-Consultant; Switzerland);
- JV between Keios Srl (Lead partner; Italy) and CMC LLC (JV partner; Georgia)

**By proposal submission deadline two following Consultants submitted Proposals:**

- DP Architects Pte. Ltd. (Lead; Singapore) and Free EXPERTS LLC (Sub-consultant; Georgia);
- JV between Keios Srl (Lead partner; Italy) and CMC LLC (JV partner; Georgia)

**Four following short-listed Consultants did not submit the Proposals:**

- JV between Nine steps corporation (Lead partner; Japan) and JM Engineering Eurasia LLC (JV partner; Georgia);
- JV between CITYFÖRSTER (Lead partner; Netherlands), NWDS (JV partner; Georgia), Planning Impact Foundation (PIF) (JV partner; Armenia), Thomas Stellmach Planning and Architecture (TSPA) (JV partner; Germany), BDO Consulting LLC (BDO) (Sub-Consultant; Georgia) and JM Engineering Eurasia LLC (Sub-Consultant; Georgia);
- JV between Groupe Huit (Lead partner; France) and Artstudio Project LLC (JV partner; Georgia);

- JV between Sa partners Agency for urban design and planning (Lead; Switzerland) and Address Georgia LLC (JV partner; Georgia) in association with GEOTEST LTD (Sub-Consultant; Switzerland).

**Awarded Consultant:**

Name: JV between Keios Srl (Lead partner; Italy) and CMC LLC (JV partner; Georgia)

Address: Via G. Calderini n. 68 Rome 00196 Italy; 33 Ilia Chavchavadze Ave. Tbilisi Georgia

Technical Score: 786

Financial Score: 1000

Read out price: EUR 573,395.00 excluding the local taxes

Final evaluated Price: GEL 1,329,444.82, without non-competitive components and local taxes

Final score: 807.40

Final ranking: 1

Final negotiated price: USD 125,000.00 and EUR 453,395.00 excluding the local taxes and including the Non-competitive component (provisional sum).

**Rejected Consultant:**

Name: DP Architects Pte. Ltd. (Lead; Singapore) and Free EXPERTS LLC (Sub-consultant; Georgia)

Address: 6 Raffles Blvd, #02 - 249, Singapore / Dzmebi Zubalashvilebi Street N1 Tbilisi 0108 Georgia

Reason for rejection: The Proposal was rejected due to non-compliance to the eligibility requirements, pursuant to RFP clause ITC 6.2.

***Any Consultant who wishes to ascertain the grounds, on which its proposal was not selected, should request an explanation from the LEPL Spatial and Urban Development Agency***

Mr. Zurabi Tsiklauri



Head of LEPL Spatial and Urban Development Agency

Date: 28 August 2025